



## **Agenda**

Housing Authority of the City of Kansas City, Kansas  
Regular Meeting

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**Thursday, January 21, 2016 - 12:00 p.m.**

**Administration Building  
1124 N. 9th Street, KCK**

- I. Roll Call**
- II. Approval of the Minutes**  
Regular Board Meeting - December 17, 2015
- III. Executive Director's Report**
- IV. Committee Reports**
- V. New Business Discussion Items**
  - A. Resolution No. 3305**                      **Approval of Operating Budget Revision #1 for the KCKHA for the Fiscal Year Ending March 31, 2016**
- VI. Adjournment**

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

Thursday, December 17, 2015  
12 noon

Administrative Bldg.  
1124 N. 9<sup>th</sup> Street

On the 17<sup>th</sup> day of December 2015 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 Biscanin, and upon roll call, the following members of the body were present:

John P. Biscanin, Chairman  
Jacques Barber, Commissioner  
John Breitenstein, Commissioner  
Theresa A. Duke, Commissioner  
Tyrone Garner, Commissioner  
P. Anne McDonald, Commissioner  
Maria Torres, Commissioner  
Linda Warner, Commissioner  
Matt Watkins, Commissioner  
Carolyn Wyatt, Commissioner

ABSENT: Robert G. Frey, Commissioner  
Timothy J. Rhodes, Commissioner

ALSO PRESENT: Thomas M. Scott, Executive Director  
Paula Draves, Director of Section 8  
Gregory T. Gibson, Director of Finance  
Gerald Glavin, Superintendent  
Melinda Linnell, Director of Housing Management  
Sharron Davis-Mays, Self-Sufficiency Coordinator  
Benice Meeks, Assistant Director of Finance  
Jacqueline D. Randle, Executive Services Manager  
Anthony Shomin, Modernization Coordinator  
Maria Kline, Juniper Gardens President  
Charles Wilson

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Chairman Biscanin called the meeting to order. Roll call was taken.

Commissioner Torres made a motion to approve the minutes of November 19, 2015. Commissioner Barber seconded the motion and the following vote was recorded:

AYES: Barber, Biscanin, Breitenstein, Garner, McDonald, Torres, Warner, Watkins, Wyatt

NAYS: None

ABSENT: Duke, Frey, Rhodes

ABSTAIN: None

Motion carried.

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### **Executive Director's Report:**

- Mr. Scott and Commissioner Rhodes attended a meeting with Katherine Siddens, Vice-President of Community Development at U.S. Bank. They discussed how U.S. Bank could help the Housing Authority with redevelopment. There are also program funds available through the Community Reinvestment Act (CRA) for other programs. The meeting was initiated by Commissioner Rhodes.
- Mr. Scott and Mr. Shomin met with Mayor Holland, the Unified Government staff and Jennifer Tidwell, Region 7 HUD Administrator to discuss partnering to apply for a Choice Neighborhoods Grant. Mr. Scott noted that he would keep the board abreast with what develops. Commissioner McDonald asked were we invited to the meeting. Mr. Scott indicated this was stimulated by Region 7 and we had been approached earlier. He noted this is a great opportunity to partner with the Unified Government.
- Mr. Scott met with Commissioners Townsend, Bynum and Johnson to discuss the Northeast Master Plan. We provided the group with findings from the Abt report, ULR report and Commissioner Barber's report. Commissioner Townsend is reviewing the reports. There will be a follow-up meeting the first of the year.
- The board was reminded that Housing Authority offices will be closed December 24<sup>th</sup> and 25<sup>th</sup>.
- Mr. Scott wished the board a happy holiday season and thanked them for their commitment to the agency's purpose.
- There are 40 on the waiting list at Delaware Highlands Assisted Living (DHAL), 20 are in process and 10 are ready to move in. Mr. Scott explained that our numbers are better due to additional housing in the area. Mr. Scott and Commissioner Watkins attended a meeting with Wyandotte Center and Kim Wilson Housing to discuss housing options.
- We need to decide what to do with the 624 State Avenue location of the maintenance facility and the north side of Juniper Gardens. Mr. Scott will keep the board apprised.
- We have responded to the DEC audit and it has been closed by HUD.
- Mr. Gibson is working on the agency website. We will not be putting the board packet on the website until the minutes and resolutions have been approved, but the agenda will be available.

Commissioner Wyatt asked about the north side of Juniper Gardens. Mr. Scott noted that Economic and Community Development would like to meet with him. They are looking at an area north of Quindaro which will encompass both sides. There are two houses on the north side of Juniper Gardens.

Commissioner Garner asked for clarification on the Choice Neighborhoods Grant. Mr. Scott explained that the Choice Neighborhoods Grant replaces HOPE VI. The meeting was to discuss partnering with the Unified Government on the grant. The grant is to be used in distressed neighborhoods. Juniper Gardens and Wyandotte Towers could be included. Mr. Scott noted that we would like to stay at the table. Commissioner Garner questioned if the grant would cover the surrounding area. Mr. Scott noted the area is open. However, when we displace residents, we have to offer them something better than what they currently have.

Commissioner Warner asked about 624 State Avenue. Mr. Scott noted this was the former Feld Chevrolet Building. This location currently houses our maintenance shop and automobile fleet. The space is deteriorating. There are tax credits that can possibly be used to purchase a new space.

Commissioner McDonald noted that in reference to DHAL, we were once exploring the old Bethany Hospital. She asked was that still a viable option. Mr. Scott noted that we must re-engage with the Choice Neighborhoods Grant which could provide zoning wherever we need it. Commissioner Wyatt asked if we participated with the Choice Neighborhoods Grant last year. Mr. Scott said no.

Commissioner Garner asked about DHAL and its funding source. Mr. Scott noted that DHAL is operated through CHIG (Community Housing Investment Group). CHIG is starting to generate a positive cash flow. There should be income to use for development in 2017. The outstanding debit owed to the Housing Authority should be paid back the first quarter of next year. The current balance is approximately \$91,000.

Commissioner Wyatt asked how it was going with the new Deputy Director opening. Mr. Scott noted that the position closed December 22, 2015 to external candidates. Commissioner Garner asked about the time frame for selecting the new Deputy Director. Mr. Scott noted that he would like to have the schedule set up by the latter part of December, and interviews set by January 15, 2016. Commissioner Garner asked if the board would have an opportunity to hear from the candidates. Mr. Scott noted that the hiring of the Deputy Director would be a decision of the Executive Director. Commissioner Wyatt asked where did the agency advertise and were minority papers used. Mr. Scott indicated the Call, Dos Mundos, the Bonner paper, Chieftan, the Lawrence Journal World, and the agency website. Commissioner McDonald asked was the state NAHRO contacted and Mr. Scott indicated they were not.

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## **Committee Reports**

### Resident Participation

Commissioner Duke provided a handout to the Board. The committee met on December 2, 2015 at Wyandotte Towers. Attendance was better because it was not a pay day. They received lots of response from those in attendance. Ms. Davis-Mays led the discussion. Duties of the council were addressed. Juniper Gardens held its annual Christmas dinner on December 12, 2015. There were approximately 125 children and adults in attendance. Ms. Kline was commended for putting on a well-planned event. Ms. Davis-May was thanked for her input as well. Mr. Scott noted that Commissioner Duke provided a great report and Ms. Kline and Ms. Davis-May did a good job. He noted that there is an \$18,000 grant for Juniper Gardens to target blood pressure and health issues. HyVee will do food preparation and training with the residents. The Resident Association and Ms. Kline are involved in the process.

### Development

Commissioner Watkins noted that the Development Committee met and they will be reviewing the five proposals for Juniper Gardens. They will be making a decision soon. Commissioner Warner asked about the scoring process. Mr. Shomin explained that staff would review the proposals and score them according to an established criterion. Commissioner Watkins added that the Development committee would do the same.

### Minority Participation

Commissioner Garner indicated that he did not have a report. However, he requested an Executive Session to discuss a legal and personnel matter. Chairman Biscanin noted that would be taken up later in the meeting.

The following committees did not provide a report: Bylaws, Executive, Finance, Minority Participation and Personnel.

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## **New Business Consent Items**

Commissioner Torres made a motion to approve Resolution Nos. 3302 and 3303. Commissioner Watkins seconded the motion and the following vote was recorded:

AYES: Barber, Biscanin, Breitenstein, Duke, Garner, McDonald, Torres, Warner, Watkins, Wyatt

NAYS: None

ABSENT: Frey, Rhodes

ABSTAIN: None

Motion carried.

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Resolution No. 3302, authority to dispose of scrap metal.

This resolution authorizes the disposal of 41 ranges and 12 refrigerators identified by manufacturer serial numbers and PHA decal numbers. The value for these appliances will be determined by scrap metal weight.

Motion carried.

RESOLUTION NO. 3302—AUTHORITY TO DISPOSE OF SCRAP METAL.

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Resolution No. 3303, authorizing the donation of 27 refrigerators and 4 ranges.

This resolution authorizes the donation of 27 refrigerators and 4 ranges identified by the manufacturer serial numbers and PHA decal numbers. The appliances will be donated to Habitat for Humanity Re-Store which financially supports Habitat for Humanity.

Motion carried.

RESOLUTION NO. 3303—AUTHORITY TO DONATE 27 REFRIGERATORS AND 4 RANGES.

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### **New Business Discussion Item**

Resolution No. 3304, PHA Certifications of Compliance with PHA Plans and Related Regulations, was introduced.

Mr. Scott noted the Annual Plan went out to the public for a 45 day review. It was distributed to the board on November 19, 2015. A series of planning meetings were held in September, October and November, 2015. No comments were received from the Unified Government. The Public Hearing was held on December 2, 2015 and one person was in attendance. The Annual Plan must be approved 75 days prior the beginning of the fiscal year. The Annual Plan is part of a more comprehensive plan. A change was made to allow the movement of one million dollars rapidly. The AMPs were

consolidated two years ago, but K1-1 and K1-4 have remained individual AMPs. VAWA (Violence Against Women Act) has been expanded. Four units were made available for transitional housing. Mr. Scott noted that we are looking at redevelopment and mixed income housing. Glanville and Plaza Towers' elderly designation has been extended for two years. Veterans and their spouses are given a preference on the waiting list. Mr. Scott concluded that while the plan is very broad, we cannot do anything that is not in the plan.

Commissioner Watkins noted there is a movement to help homeless children in USD 500 and asked if the agency could help in this area. Mr. Scott noted that we could look into this and ask the board for a preference for homelessness.

Commissioner Watkins made a motion to approve Resolution No. 3304. Commissioner Barber seconded the motion and the following vote was recorded:

AYES: Barber, Biscanin, Breitenstein, Duke, Garner, McDonald, Torres, Warner, Watkins, Wyatt  
NAYS: None  
ABSENT: Frey, Rhodes  
ABSTAIN: None

Motion carried.

RESOLUTION NO. 3304—PHA Certifications of Compliance with PHA Plans and Related Regulations.

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Commissioner Garner made a motion to go into Executive Session to discuss a legal and personnel matter for five minutes. Commissioner Barber seconded the motion and the following vote was recorded:

AYES: Barber, Biscanin, Breitenstein, Duke, Garner, McDonald, Torres, Warner, Watkins, Wyatt  
NAYS: None  
ABSENT: Frey, Rhodes  
ABSTAIN: None

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Commissioner Torres made a motion to return to regular session. Commissioner Barber seconded the motion and the following vote was recorded:

AYES: Barber, Biscanin, Breitenstein, Duke, Garner, McDonald, Torres, Warner, Watkins, Wyatt  
NAYS: None  
ABSENT: Frey, Rhodes  
ABSTAIN: None

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Commissioner Torres made a motion to adjourn. Commissioner Barber seconded the motion and the following vote was recorded:

AYES: Barber, Biscanin, Breitenstein, Duke, Garner, McDonald, Torres, Warner, Watkins, Wyatt  
NAYS: None  
ABSENT: Frey, Rhodes  
ABSTAIN: None

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John P. Biscanin, Chairman

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Thomas M. Scott, Executive Director



# EXECUTIVE DIRECTOR'S REPORT

January 2016

1. Brad Grabs, Executive Director of The Learning Club of Kansas City, Kansas will make a presentation at the Board meeting this month. You may recall the Learning Club provides after school academic support and engaging experiences for Public Housing youth at Juniper Gardens, St. Margaret's Park, Chalet Manor and has recently expanded its services to Cyrus K. Holiday.
2. Delaware Highlands Assisted Living Update.
3. The following monthly reports are attached:
  - A. Statement of Funds
  - B. Delinquency Report
  - C. Disbursements Over \$1,000
  - D. Operating Receipts and Expenditures
  - E. Maintenance Report
  - F. Occupancy Report
  - G. Modernization Report
  - H. Resident Initiative Report
  - I. Section 8 Report
  - J. Monthly Move-ins and Move-outs
  - K. UPC Activity Report (*not provided*)

**Kansas City, Kansas Housing Authority**  
**Statement of Funds Available**  
**For the Period Ended December 30, 2015**

Description	Rate <sup>(a)</sup>	Maturity Date	Amount	Bank
General Fund Account	0.10%		\$13,570.80	Liberty
Payroll Account			\$69,368.49	Liberty
ACH Pymt Account	0.15%		\$33,982.61	Liberty
Rent Depository Account (NEW)	0.75%		\$591,360.62	Brotherhood
Rent Bank Deposit Accounts	0.75%		\$112,552.65	Various
Homeless Prevention Program	0.75%		\$5,445.00	Brotherhood
Sponsorship Program	0.75%		\$18,987.31	Brotherhood
Section 8 Checking (NEW)	0.75%		\$341,066.01	Brotherhood
EPC Replacement Reserve Acct	0.15%		\$25,760.32	Liberty
Community Hsg Inv Group			\$48,200.00	Liberty
CD#316007603	0.45%	02/25/16	\$500,000.00	Brotherhood
CD#32863	0.54%	09/04/16	\$500,000.00	Liberty
CD#119583624/1	0.45%	02/24/17	\$500,000.00	Brotherhood

(a) Represents Rates as of January 22, 2016 provided by Banks.

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

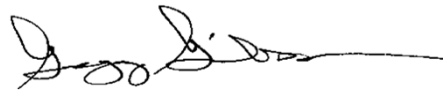


Gregg Gibson  
 Director of Finance

**Kansas City, Kansas Housing Authority  
Delinquency in Accounts Receivable  
For the Month of December 2015**

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	<b>Rent &amp; Other Charges</b>	<b>Repayment Agreements</b>	<b>Total</b>
Accounts Receivable (Amounts Delinquent)	\$80,483.25	\$12,198.80	\$92,682.05
Total Charges to Tenants for Month			\$407,030.71
Delinquency Ratio			22.77%
Petitioned to Court Last Month ( <i># of Summons Issued</i> )			27
Praecipes Issued ( <i># on Setout List</i> )			18
Evictions ( <i># Set Out</i> )			11
Pending Evictions ( <i># Placed on Hold</i> )			2



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Gregg Gibson  
Director of Finance

## **Kansas City, Kansas Housing Authority**

Payments Over \$1,000.00

For The Month of DECEMBER'15

### **\*CONTRACT COSTS\***

Universal Protection Service	\$7,688.40
Universal Protection Service	\$2,443.60

### **\*MAINTENANCE COSTS\***

Arrow Cold Control	\$1,180.50
ATHCO	\$1,303.17
Best Plumbing Specialities Inc	\$2,793.72
Carpet Corner Inc	\$3,628.80
Cedar Creek LLC	\$2,860.76
David Henderson dba Economy Lawn	\$1,985.00
Deffenbaugh Industries Inc	\$3,600.63
General Electric Company	\$11,790.00
Goode Developing & Associates	\$4,425.00
Grainger	\$1,216.67
Home Depot Supply	\$2,490.40
Home Depot Supply	\$1,939.78
Johnson Controls	\$1,264.47
Johnson County Landfill	\$1,102.50
Johnstone Supply Co	\$1,169.65
Kansas City Winnelson Co.	\$1,057.33
Klemp Electric Mach., Co., Inc	\$1,084.98
Maintenance USA	\$1,753.55
Massco Inc	\$1,244.37
Minnesota Elevator	\$4,160.00
National Fire Suppression	\$12,922.00
Olney Sales Inc	\$2,265.00
Oscar's Maintenance	\$3,235.00
Oscar's Maintenance	\$1,880.00
Oscar's Maintenance	\$1,435.00
PCS	\$2,184.40
Plakes Tree Service	\$1,450.00
Plakes Tree Service	\$1,050.00
R.F. Fisher Electric Co.	\$3,451.48
R.F. Fisher Electric Co.	\$1,011.83
Reeves-Wiedeman Co	\$1,060.10
Sherwin-Williams Co.	\$5,068.16
Sherwin-Williams Co.	\$4,092.07
Smallwood Locksmiths	\$2,588.67
SOS Pest Control	\$4,500.00
SOS Pest Control	\$2,700.00
Stanger Industries Inc	\$2,220.00
Stanion Wholesale Electric Co.	\$4,429.23

# Kansas City, Kansas Housing Authority

Payments Over \$1,000.00

For The Month of DECEMBER'15

## **\*MAINTENANCE COSTS\* (cont'd)**

Strasser Hardware	\$2,742.00
The Wilson Group Inc	\$1,995.00
The Wilson Group Inc	\$1,995.00
Three Sons Construction	\$10,300.00
Three Sons Construction	\$8,800.00
Three Sons Construction	\$4,200.00
Wartian Lock Sales Co.	\$2,437.16
Wilmar Industries	\$1,071.00
Zep Manufacturing Co.	\$2,010.52

## **\*MISCELLANEOUS COSTS\***

Alexander Open Systems	\$4,992.00
AT&T	\$8,621.93
HAB, Inc	\$1,334.00
Kinkos Fedex	\$6,209.66
Kutak Rock LLP	\$1,690.00
Lockton Companies	\$14,533.50
McCulley Oil	\$4,867.03
NAHRO	\$4,392.50
Postmaster	\$5,000.00
Mike Price	\$1,612.50
The PI Company	\$1,700.00
Time Warner Cable	\$1,107.92
US Bank Equipment	\$1,554.74
Visa	\$1,024.01

## **\*OTHER GRANT COSTS\***

Flynn Midwest LP	\$1,990.00
Frye Construction Co	\$153,245.70
General Electric Company	\$12,195.00
Mill Valley Construction	\$4,925.70

## **\*PAYROLL COSTS\***

AFLAC Premium	\$3,639.66
BlueCross BlueShield of KC	\$85,144.19
Colonial Life & Accident Ins	\$4,659.55
Delta Dental	\$4,354.34
Kansas Payment Center	\$1,197.73
Kansas Payment Center	\$1,197.73
KPERS Retirement System	\$32,972.38
KPERS Retirement System	\$32,755.91
Nationwide Retirement	\$2,634.80

**Kansas City, Kansas Housing Authority**

Payments Over \$1,000.00

For The Month of DECEMBER'15

**\*PAYROLL COSTS\* (cont'd)**

Nationwide Retirement	\$2,614.08
UMB Health Savings Acct.	\$3,693.11
UMB Health Savings Acct.	\$3,603.11

**\*INTERBANK TRANSFERS\***

Liberty Gen Fund to Payroll Transfers	\$184,000.00
Liberty Gen Fund to Payroll Transfers	\$184,000.00
Liberty Gen Fund to Payroll Transfers	\$210,600.00
Liberty Gen Fund to ACH Transfers	\$39,200.00
Liberty Gen Fund to ACH Transfers	\$39,100.00
Liberty Gen Fund to ACH Transfers	\$34,900.00
Liberty Gen Fund to ACH Transfers	\$5,000.00
BBT Gen Fund to Liberty Gen Fund	\$600,000.00

**\*UTILITIES COSTS\***

Atmos Energy	\$2,712.87
Board of Public Utilities	\$85,022.87
Board of Public Utilities	\$38,507.83
Board of Public Utilities	\$23,719.96
Board of Public Utilities	\$18,745.07
Constellation New Energy-Gas	\$7,655.39
Constellation New Energy-Gas	\$2,994.37
Kansas Gas Service	\$15,243.89
Kansas Gas Service	\$4,375.37



Gregg Gibson  
Director of Finance

**Kansas City, Kansas Housing Authority**

Operating Statement - For the Period Ended December 31, 2015

Ln#		Total Public Housing			Sec 8 Hsg Vouchers			Central Office Cost Center		
		Actual To-Date 09/30/15	Budget FYE 03/31/16	% Actual to Budget	Actual To-Date 09/30/15	Budget FYE 03/31/16	% Actual to Budget	Actual To-Date 09/30/15	Budget FYE 03/31/16	% Actual to Budget
	<b>OPERATING INCOME:</b>									
1	Tenant Rent Revenue	3,371,906.30	4,324,704.00	77.97%						
2	Tenant Revenue - Other	202,208.97	248,745.00	81.29%						
3	Investment Income - Unrestricted	1,610.56	7,330.00	21.97%				1,420.45	7,940.00	17.89%
4	Investment Income - Restricted	-	-							
5	Fraud Recovery - PHA Share	-	-		9,333.00					
6	Fraud Recovery - HUD Share	-	-							
7	Other Income	93,183.95	68,916.00	135.21%	2,735.00	900.00	303.89%	13,819.46	45,000.00	30.71%
8	Management Fee	-	-					931,667.34	1,256,519.00	74.15%
9	Management Fee - CFP	-	443,094.00					151,751.05	278,303.00	54.53%
10	Bookkeeping Fees	-	-					227,137.50	302,820.00	75.01%
11	Asset Mgmt Fees	-	-					139,770.00	178,920.00	78.12%
12	Front Line Service Fees	-	-					1,259,342.47	2,025,544.00	62.17%
13	HUD Operating Grants	5,851,319.00	7,382,554.00	79.26%						
14	HUD Operating Grants (HCV)	-	-		581,634.00	749,645.00	77.59%			
15	HUD Special Fees (HCV)	-	-							
16	HUD Capital Grants	-	-							
17	<b>Total Revenue</b>	<b>9,520,228.78</b>	<b>12,475,343.00</b>	<b>76.31%</b>	<b>593,702.00</b>	<b>750,545.00</b>	<b>79.10%</b>	<b>2,724,908.27</b>	<b>4,095,046.00</b>	<b>66.54%</b>
	<b>OPERATING EXPENSES:</b>									
18	Admin Salaries	688,174.43	1,018,756.00	67.55%	232,557.92	307,518.00	75.62%	881,625.32	897,935.00	98.18%
19	Legal Fees	14,188.15	23,103.00	61.41%	2,899.63	3,564.00	81.36%	54,263.82	43,053.00	126.04%
20	Auditing Fees	16,098.00	18,000.00	89.43%	894.00	1,000.00	89.40%	1,789.25	2,000.00	89.46%
21	Other Admin Expenses	132,275.22	154,020.00	85.88%	19,870.23	31,241.00	63.60%	94,091.35	131,122.00	71.76%
22	<b>Total Operating Admin</b>	<b>850,735.80</b>	<b>1,213,879.00</b>	<b>70.08%</b>	<b>256,221.78</b>	<b>343,323.00</b>	<b>74.63%</b>	<b>1,031,769.74</b>	<b>1,074,110.00</b>	<b>96.06%</b>
23	Property Mgmt Fees	778,559.34	1,055,399.00	73.77%	153,108.00	201,120.00	76.13%			
24	Bookkeeping Fees	131,445.00	177,120.00	74.21%	95,692.50	125,700.00	76.13%			
25	Asset Mgmt Fees	139,770.00	178,920.00	78.12%						
26	<b>Total Management Fees</b>	<b>1,049,774.34</b>	<b>1,411,439.00</b>	<b>74.38%</b>	<b>248,800.50</b>	<b>326,820.00</b>	<b>76.13%</b>	<b>-</b>	<b>-</b>	<b>-</b>
27	Tenant Service Salaries	13,206.70	23,920.00	55.21%						
28	Tenant Services Other	6,171.80	40,639.00	15.19%						
29	<b>Total Tenant Services</b>	<b>19,378.50</b>	<b>64,559.00</b>	<b>30.02%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Kansas City, Kansas Housing Authority**

Operating Statement - For the Period Ended December 31, 2015

Ln#		Total Public Housing			Sec 8 Hsg Vouchers			Central Office Cost Center		
		Actual To-Date 09/30/15	Budget FYE 03/31/16	% Actual to Budget	Actual To-Date 09/30/15	Budget FYE 03/31/16	% Actual to Budget	Actual To-Date 09/30/15	Budget FYE 03/31/16	% Actual to Budget
30	Water	358,583.85	417,971.00	85.79%				2,763.76	4,242.00	65.15%
31	Electricity	879,876.76	1,262,760.00	69.68%				15,824.34	21,443.00	73.80%
32	Gas	158,390.42	440,018.00	36.00%				1,905.16	4,018.00	47.42%
33	Sewer	248,216.12	307,811.00	80.64%				681.07	1,050.00	64.86%
34	<b>Total Utilities</b>	<b>1,645,067.15</b>	<b>2,428,560.00</b>	<b>67.74%</b>	<b>-</b>	<b>-</b>		<b>21,174.33</b>	<b>30,753.00</b>	<b>68.85%</b>
35	Maintenance Labor	1,017,191.23	1,431,054.00	71.08%				1,029,431.61	1,602,190.00	64.25%
36	Maintenance Materials	128,371.19	191,399.00	67.07%	582.56	2,400.00	24.27%	444,894.26	522,245.00	85.19%
37	Maintenance Contracts	2,036,478.09	2,804,626.00	72.61%	629.46	2,400.00	26.23%	80,288.03	118,407.00	67.81%
38	Garbage	42,966.19	41,700.00	103.04%				13,403.63	21,700.00	61.77%
39	Heating & Cooling	35,421.85	48,900.00	72.44%				1,995.00	3,560.00	56.04%
40	Elevator	47,972.96	49,647.00	96.63%						
41	Grounds	172,709.72	164,151.00	105.21%				1,935.85	5,000.00	38.72%
42	Electrical	16,988.35	16,800.00	101.12%					1,181.00	
43	Plumbing	24,451.26	51,206.00	47.75%					500.00	
44	Extermination	78,396.70	149,510.00	52.44%				80.00	500.00	16.00%
45	Janitorial	64,604.66	37,651.00	171.59%				10,993.14	2,361.00	465.61%
46	Fee for Services - COCC	1,259,342.47	2,025,544.00	62.17%						
47	Other Routine Maint	293,623.93	219,517.00	133.76%	629.46	2,400.00	26.23%	51,880.41	83,605.00	62.05%
48	<b>Total Maintenance</b>	<b>3,182,040.51</b>	<b>4,427,079.00</b>	<b>71.88%</b>	<b>1,212.02</b>	<b>4,800.00</b>	<b>25.25%</b>	<b>1,554,613.90</b>	<b>2,242,842.00</b>	<b>69.31%</b>
49	Protective Services	161,728.53	159,508.00	101.39%				3,017.91	1,499.00	201.33%
50	<b>Total Protect Services</b>	<b>161,728.53</b>	<b>159,508.00</b>	<b>101.39%</b>	<b>-</b>	<b>-</b>		<b>3,017.91</b>	<b>1,499.00</b>	<b>201.33%</b>
51	Property Insurance	173,572.59	235,539.00	73.69%				95.07	4,461.00	2.13%
52	Liability Insurance	67,423.68	86,400.00	78.04%	594.81	9,600.00	6.20%	2,129.13		
53	Workers Comp Insurance	36,858.15	51,942.00	70.96%	4,722.39	6,457.00	73.14%	43,715.52	53,602.00	81.56%
54	All Other Insurance	21,662.62	20,392.00	106.23%	2,788.33	2,132.00	130.78%	33,761.63	54,766.00	61.65%
55	<b>Total Insurance</b>	<b>299,517.04</b>	<b>394,273.00</b>	<b>75.97%</b>	<b>8,105.53</b>	<b>18,189.00</b>	<b>44.56%</b>	<b>79,701.35</b>	<b>112,829.00</b>	<b>70.64%</b>
56	Other General Expense	1,769.65	6,241.00	28.36%	19,458.76	17,680.00	110.06%	5,655.78	4,300.00	131.53%
57	Employee Benefits	569,068.14	828,830.00	68.66%	73,974.97	103,035.00	71.80%	667,998.11	855,317.00	78.10%
58	Compensated Absences	-	-							
59	Collection Losses	65,080.16	95,230.00	68.34%						
60	<b>Total Other Gen'l Exp</b>	<b>635,917.95</b>	<b>930,301.00</b>	<b>68.36%</b>	<b>93,433.73</b>	<b>120,715.00</b>	<b>77.40%</b>	<b>673,653.89</b>	<b>859,617.00</b>	<b>78.37%</b>



**Kansas City, Kansas Housing Authority**

Operating Statement - For the Period Ended December 31, 2015

Ln#		Total Public Housing			Sec 8 Hsg Vouchers			Central Office Cost Center		
		Actual To-Date 09/30/15	Budget FYE 03/31/16	% Actual to Budget	Actual To-Date 09/30/15	Budget FYE 03/31/16	% Actual to Budget	Actual To-Date 09/30/15	Budget FYE 03/31/16	% Actual to Budget
61	Interest on Notes Payable	524,860.45	698,325.00	75.16%						
62	Total Interest Expense	524,860.45	698,325.00	75.16%	-	-		-	-	
63	Total Operating Expense	8,369,020.27	11,727,923.00	71.36%	607,773.56	813,847.00	74.68%	3,363,931.12	4,321,650.00	77.84%
64	Excess (Deficiency) Operating	1,151,208.51	-		(14,071.56)	-		(639,022.85)	-	
65	Beg Oper Reserve - 04/01/15	(1,572,404.86)			8,002.03			(1,382,766.00)		
66	Updated Operating Reserve	(421,196.35)			(6,069.53)			(2,021,788.85)		

**KANSAS CITY, KANSAS HOUSING AUTHORITY  
 MAINTENANCE REPORT  
 FOR THE MONTH OF DECEMBER 2015**

**CUSTOMER SERVICE & SATISFACTION SURVEY - DECEMBER 2015**

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
12/01/15	62	12	74	4	4	0	8
12/02/15	81	8	89	2	2	0	6
12/03/15	99	6	105	2	2	0	4
12/04/15	135	5	140	2	2	0	3
12/07/15	206	5	211	0	0	0	5
12/08/15	134	6	140	1	1	0	5
12/09/15	108	6	114	1	1	0	5
12/10/15	43	6	49	0	0	0	6
12/11/15	140	5	145	1	1	0	4
12/15/15	34	6	40	0	0	0	6
12/16/15	175	8	183	2	2	0	6
12/17/15	50	6	56	0	0	0	6
12/18/15	174	14	188	1	1	0	13
12/22/15	200	13	213	1	1	0	12
12/23/15	45	19	64	7	7	0	12
12/28/15	48	20	68	8	8	0	12
12/29/15	40	11	51	0	0	0	11
12/30/15	42	16	58	5	5	0	11
12/31/15	33	20	53	5	5	0	15
<b>TOTAL</b>	<b>1,849</b>	<b>192</b>	<b>2,041</b>	<b>42</b>	<b>42</b>	<b>0</b>	<b>150</b>

(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 22% of the service work orders completed
- (b) No Response 78% 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	72	74	146
Units in Mod	0	36	36
Fire Units	4	0	4
Rentable Units	68	38	106
Move-Ins	18	17	35
Move-Outs	15	18	33
Units Available	15	9	24
Units Readied in DEC	18	15	33

Occupancy Report

January 22, 2016

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 JUNIPER GARDENS	265	234	31	88%	86%
K1-2 ST. MARGARETS PARK	100	97	3	97%	94%
K1-3 CYRUS K. HOLIDAY	60	59	1	98%	98%
K1-4 WYANDOTTE TOWERS	302	287	15	95%	95%
K1-5 BELROSE MANOR	90	87	3	97%	96%
K1-6 Elderly DOUGLAS HEIGHTS	101	100	1	99%	98%
K1-6 Family DOUGLAS HEIGHTS	99	88	11	89%	92%
K1-7 SCATTERED SITES	24	19	5	79%	79%
K1-9 SCATTERED SITES	30	30	-	100%	100%
K1-10 SCATTERED SITES	42	39	3	93%	93%
K1-11 GRANDVIEW PARK	39	36	3	92%	95%
K1-12 CHALET MANOR	66	61	5	92%	92%
K1-13 WELBORN VILLA	80	79	1	99%	99%
K1-14 BETHANY PARK TOWERS	153	145	8	95%	94%
K1-15 SCATTERED SITES	20	16	4	80%	85%
K1-17 GLANVILLE TOWERS	108	101	7	94%	95%
K1-18 ROSEDALE TOWERS	122	121	1	99%	98%
K1-20* WESTGATE TOWERS	163	122	41	75%	75%
K1-21 SCATTERED SITES	8	6	2	75%	63%
K1-22 WESTGATE VILLA	20	18	2	90%	90%
K1-23 SCATTERED SITES	38	38	-	100%	100%
K1-24 PLAZA TOWERS	115	112	3	97%	99%
K1-25 SCATTERED SITES	12	11	1	92%	92%
<b>Sub-Total before Adjustments</b>	<b>2,057</b>	<b>1,906</b>	<b>151</b>	<b>93%</b>	<b>92%</b>
Less: # of Deprogrammed Units	21		21		
Less: # of Units Under Modernization	15		45		
<b>Total Units Available for Occupancy</b>	<b>2,021</b>	<b>1,906</b>	<b>85</b>	<b>94%</b>	<b>95%</b>

# **MODERNIZATION AND DEVELOPMENT REPORT JANUARY** **2016**

## **CAPITAL FUND PROGRAM 2011**

The funding amount for this program is \$2,827,316. The public hearing and final budget were presented to the residents on December 9, 2010. The Capital Fund Program 2011 was approved at the December 16, 2010 Board meeting. Approval of the CFP 2011 plan by HUD was received. The ACC amendment was received from HUD and executed by the Housing Authority. Architect and Engineering Request for Proposal were received on February 29, 2012. Architectural/Engineering firms have been selected to complete work under this program.

The following projects are complete: K1-22 Westgate Villa Roof Replacement, Repair, Painting and Gutter Replacement, K1-4 Wyandotte Tower, K1-17 Glanville Tower, K1-20 Westgate Tower Building Surge Suppression, and K1-3 Cyrus K. Holiday, K1-5 Belrose Manor, K1-12 Chalet Manor Community Center HVAC Improvements, High-rise and Main Office Development Signs, K1-17 Glanville Tower Exterior Repair and Sealing, K1-4 Wyandotte Tower Parking Lot Expansion, K1-20 Westgate Tower Interior Repair (Phase I Floors 10, 11, & 12), K1-13 Welborn Villa Exterior Repair & Painting.

All funds in the 2011 Capital Fund Program have been obligated and expended. This program is being prepared for close out.

## **CAPITAL FUND PROGRAM 2012**

The funding amount for this program is \$2,555,880.00. The public hearing and final budget were presented to the residents on December 7, 2011. The Capital Fund Program 2012 was approved at the December 15, 2011 Board Meeting. Approval of the 2012 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority. Architect and Engineering firms have been selected to complete work under this program.

The following projects are completed: K1-4 Wyandotte Tower Domestic Water Booster Pump Systems, K1-18 Rosedale Tower Exterior Repair and Painting, High Rise Elevator Cab Improvements, K1-1 Juniper Gardens, K1-2 St. Margaret's Park and K1-6 Douglas Heights Community Centers HVAC Improvements, K1-10 Scattered Site Exterior Repair, Painting and Gutter Replacement, K1-20 Westgate Tower Interior Modernization, Phase II, Floors 7, 8 & 9.

All funds in the 2012 Capital Fund Program have been obligated and expended. This program is being prepared for close out.

## **CAPITAL FUND PROGRAM 2013**

The funding amount for this program is \$2,404,182.00. The public hearing and final budget were presented to the residents on December 5, 2012. The Capital Fund Program 2013 was approved at the December 20, 2012 Board Meeting. Approval of the 2013 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority and

submitted to HUD. Architect and engineering firms have been selected to complete work under this program.

The following projects are completed: K1-7 Scattered Sites Exterior Repair, Painting, and Gutter Replacement (3 Buildings), K1-21 Scattered Sites HVAC Replacement, K1-14 Bethany Park Tower Retaining Wall Replacement, K1-6HR Douglas Heights High Rise, K1-24 Bethany Park Tower, K1-18 Rosedale Tower, K1-24 Plaza Tower Surge Suppression, K1-14 Bethany Park Tower Domestic Water Pump Booster. K1-9 Scattered sites parking lot improvements.

## **K1-23 SCATTERED SITES EXTERIOR REPAIR, PAINTING & LIGHTING**

Bids closed on September 9, 2014. The Board authorized the contract at the September 19, 2014 meeting. Pre-construction meeting was held on October 22, 2014. Notice to Proceed was issued April 13, 2015. Project is complete. Final inspection and punch list items have been completed. Final paperwork is pending.

## **K1-20 WESTGATE TOWER INTERIOR MODERNIZATION (PHASE III, FLOORS 4, 5, AND 6)**

Bids closed May 27, 2015. The Board authorized the contract at the June 18, 2015 meeting. Pre-construction meeting was held on June 23, 2015. Notice to Proceed was given on June 30, 2015. 6<sup>th</sup> Floor is completed, inspected and accepted. Residents from the 5<sup>th</sup> floor have been moved to the 6<sup>th</sup> floor. 5<sup>th</sup> floor dwelling units are nearing completion. All work in the dwelling units are complete except for the installation on HVAC cabinets, carpeting, and kitchen and bath vanity cabinets. 5<sup>th</sup> floor hallway painting and VCT installation is under way.

## **2013 Capital Fund Program Budget Revision**

The following budget line items have been revised to move excess funds:

K1-15 Scattered Sites Exterior Lighting	\$10,000
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And the **excess funds will be applied to the** budget line items needing additional funding:

K1-14 Bethany Tower Mechanical Improvements	\$2,162
K1-All Site Improvement	<u>\$7,838</u>
Total	\$10,000

## **CAPITAL FUND PROGRAM 2014**

The funding amount for this program is \$2,735,146.00. The public hearing and final budget were presented to the residents on December 4, 2013. The Capital Fund Program 2014 was approved at the December 19, 2013 Board Meeting. Approval of the 2014 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD. A/E firms have been selected. Construction plan preparation is underway.

The following project is complete: K1-4 Wyandotte Tower Carpet Replacement.

## **CAPITAL FUND PROGRAM 2015**

The funding amount for this program is \$2,783,028.00. The public hearing and final budget were presented to the residents on December 3, 2014. The Capital Fund Program 2014 was approved at the December 18, 2014 Board Meeting. Approval of the 2015 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD. A/E firms have been selected. Construction plan preparation is underway.

**RESIDENT INITIATIVE REPORT**  
JANUARY 2016  
SUBMITTED BY  
SHARRON DAVIS-MAYS  
SELF-SUFFICIENCY COORDINATOR

The Public Housing Resident Council met on December 2, 2015 with 20 residents in attendance. The focus of the meeting was communication, what an official resident council is, and ethics. The resident leaders need to know that being in a leadership role there are many facets that go along with holding a title. The residents were informed that communication is more than, speaking it also is nonverbal and written communication skills. Each of these forms of communication is needed in order to be a good leader.

The resident councils were informed that HUD recognizes their resident councils after elections of the officers and board members. Lastly, ethics was discussed as the difference between right and wrong. It is imperative that those that are in office ensure they uphold the by-laws as well as the lease. The resident leaders were challenged to ensure that by being in the role of a resident leader, they set an example for the residents in their perspective housing developments.

On December 9, 2015 Welborn Villa held its nomination meeting.

On December 12, 2015 Juniper Gardens held its annual Christmas Event. There were three speakers that attended the event: Connecting for Good, First Hand Healthie Community and the Housing Authority. Each speaker presented information on their programs. There were approximately 125 children and adults present.

St. Margaret's Park held a Christmas event and served approximately 60 families. Cyrus K. Holiday also held an event for the holiday and served 55 families.

Some of the high-rises held Christmas events. Bethany Parks Towers served 92 residents, Westgate Towers served 60 residents, Plaza Towers served 50 residents and Welborn Villa served 17 residents. Glanville Towers and Douglas Heights did not host Christmas events.

December 18, 2015 Juniper Gardens held its resident council election. Maria Kline, the incumbent, remained as President.

December 19, 2015 Cyrus K. Holiday held its nomination meeting.

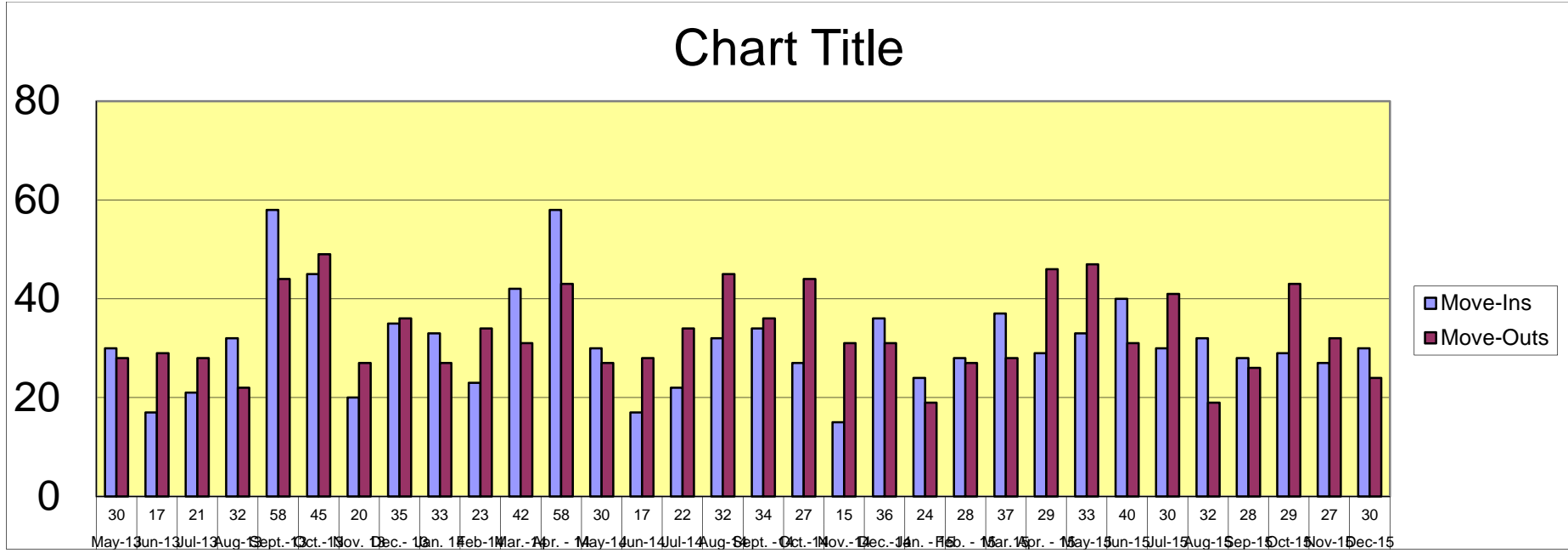
December 22, 2015 St. Margaret's Park held its resident council election. Loretta Heath, the incumbent, remained as President.





**Kansas City, Kansas Housing Authority  
Move-Ins and Move-Outs - May 2013 Through Dec. 2015**

Month	Move-Ins	Move-Outs
May-13	30	28
Jun-13	17	29
Jul-13	21	28
Aug-13	32	22
Sept.-13	58	44
Oct.-13	45	49
Nov. 13	20	27
Dec.- 13	35	36
Jan. 14	33	27
Feb-14	23	34
Mar.-14	42	31
Apr. - 14	58	43
May-14	30	27
Jun-14	17	28
Jul-14	22	34
Aug-14	32	45
Sept. -14	34	36
Oct.-14	27	44
Nov.-14	15	31
Dec.-14	36	31
Jan. - 15	24	19
Feb. - 15	28	27
Mar.15	37	28
Apr. - 15	29	46
May-15	33	47
Jun-15	40	31
Jul-15	30	41
Aug-15	32	19
Sep-15	28	26
Oct-15	29	43
Nov-15	27	32
Dec-15	30	24



## **RESOLUTION NO. 3305**

### **APPROVAL OF OPERATING BUDGET REVISION #1 FOR THE HOUSING AUTHORITY OF THE CITY OF KANSAS CITY, KANSAS FOR THE FISCAL YEAR ENDING MARCH 31, 2016**

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Kansas City, Kansas had previously approved the Operating Budget for the fiscal year ending March 31, 2016, including the calculation of Operating Subsidy, per Resolution No. 3282 dated March 19, 2015, and;

WHEREAS, actual income and expenditures for the first nine (9) months of the fiscal year have warranted an updated presentation of budget projections, in order to give the Board and management a clearer understanding of expected operating reserves at fiscal year-end;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Kansas City, Kansas (KCKHA) that the Operating Budget Revision #1 for the fiscal year ending March 31, 2016 has been reviewed by the Board and it was found that:

1. All statutory and regulatory requirements have been met;
2. The KCKHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The KCKHA will comply with the wage rate requirement under CFR 968.110(c) and (f); and
6. The KCKHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

FURTHER, the Board of Commissioners of the Housing Authority of the City of Kansas City, Kansas hereby approves the Operating Budget Revision #1 for the fiscal year ending March 31, 2016.



**Kansas City, Kansas  
Housing Authority**

1124 North Ninth Street  
Kansas City, KS 66101-2197  
(913) 281-3300 FAX (913) 279-3428

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**MEMORANDUM**

To: Board of Commissioners  
Thomas M Scott, Executive Director

From: Gregg Gibson, Director of Finance  
Benice Meeks, Ass't Finance Director

Date: January 22, 2016

Re: Operating Budget Revision – FYE March 31, 2016

Attached please find an operating budget revision for the fiscal year ending March 31, 2016. The purpose of this revision is to provide updates to projected income and expense totals for the current fiscal year.

The attached schedule shows the income and expense line items, with columns for agency-wide total projections, COCC total projections, Public Housing total projections, and Section 8 Housing Choice Voucher total projections. Please note that, as a part of this revision, all Public Housing AMPs are being presented under one PHA umbrella. Within each of the program columns, there are three columns, showing the prior budget that was approved for the FY2016 operations (approved by the KCKHA Board last March), the proposed changes, if any, for this revision, and the budget projection differences.

While there are some minor adjustments to certain line items that were changed, the major adjustments were made in a couple of specific line items:

- **Public Housing Dwelling Rental Income**– Increased projection of \$42,887 to \$4,367,591 in order to reflect increased rental income charged to residents. This increase can be attributed to both higher occupancy, and adjustments made in the past year on flat rents and minimum rent calculations.
- **Public Housing Other Income**– Increased projection of \$64,500 to \$382,161 in order to reflect increased chargebacks to tenants, as well as additional other income received to the agency applicable to AMPs, specifically related to insurance dividends received from Housing Authority Insurance.

- **Administrative Salaries** – Adjustments (both positive and negative) to various programs' line items to reflect repositioning/reclassification of KCKHA employees, as well as reflecting some savings for previously budgeted salaries for which we will have lower costs for the fiscal year.
- **Maintenance Salaries** - Adjustments (both positive and negative) to various programs' line items to reflect repositioning/reclassification of KCKHA employees, as well as reflecting some savings for previously budgeted salaries for which we will have lower costs for the fiscal year.
- **Public Housing Contract Costs** – Adjustments mainly for two specific line items (janitorial and other building maintenance) to reflect increased costs in order to have outside contractors perform janitorial and other building maintenance (primarily unit turnover repairs) at various applicable AMP locations.
- **Employee Benefits** – Based on the adjustments noted above in both administrative and maintenance salaries, applicable benefits charges are also being adjusted between programs, accordingly.

Based on these budget projection adjustments, we are estimating the revised reserve balance adjustments at the March 31, 2016 year-end:

**COCC** – Current year net income of \$90,804, bringing estimated reserve balance to \$2,061,972.

**P/H** – Current year net income of \$415,532, bringing estimated reserve balance to \$502,157.

**Sec 8** - Current year net loss of (\$35,377), bringing estimated reserve balance to (\$27,375).

If you have any questions as you review this revision, please feel free to contact us. Otherwise, we will be prepared to discuss this revision at the January 21 board meeting.

Thanks...

**Kansas City, Kansas Housing Authority**  
 Operating Budget - Project-Based  
 For the Fiscal Year Ending March 31, 2016

	Prior Budget	Revised Budget	Budget Difference	Prior Budget	Revised Budget	Budget Difference	Prior Budget	Revised Budget	Budget Difference	Prior Budget	Revised Budget	Budget Difference
	Agency Total			COCC Total			Pub Hsg Total			Sec 8 HCV		
<b>DEMOGRAPHIC DATA</b>												
Family / Elderly												
Scattered Sites												
Age												
Units	2,058	2,058					2,058	2,058		1,501	1,501	
Bedrooms	3,434	3,434					3,434	3,434				
Avg Bedroom Size	2	1.7					2	1.7				
<b>REVENUE</b>												
<b>Dwelling Rental Income</b>	4,324,704	4,367,591	42,887				4,324,704	4,367,591	42,887			
Excess Utilities												
Nondwelling Rental												
Interest Income	15,270	15,270		7,940	7,940		7,330	7,330				
<b>Other Income</b>	363,561	430,161	66,600	45,000	45,000		317,661	382,161	64,500	900	3,000	2,100
Fee for Services - Central Office	2,025,544	2,025,544		2,025,544	2,025,544							
Management Fees	2,459,656	2,459,656		2,016,562	2,016,562		443,094	443,094				
Total Operating Income	9,188,735	9,298,222	109,487	4,095,046	4,095,046		5,092,789	5,200,176	107,387	900	3,000	2,100
HUD Contributions (Operations)	8,132,199	8,160,666	28,467				7,382,554	7,382,554		749,645	778,112	28,467
<b>Total Income</b>	17,320,934	17,458,888	137,954	4,095,046	4,095,046		12,475,343	12,582,730	107,387	750,545	781,112	30,567
<b>Administrative Salaries</b>												
Salaries - Administration/Operations	243,420	243,420		243,420	243,420							
Salaries - Finance	365,765	365,765		279,270	279,270		86,495	86,495				
Salaries - Property Mgmt	350,944	299,812	(51,132)	226,975	175,843	(51,132)	123,969	123,969				
Salaries - Housing Mgmt	896,624	897,474	850	148,269	148,269		748,354	749,205	851			
Salaries - Elderly Services	59,937	98,171	38,234				59,937	98,171	38,234			
Salaries - Section 8	307,518	307,518								307,518	307,518	
Salaries - Total Administrative	2,224,208	2,212,160	(12,048)	897,935	846,802	(51,133)	1,018,756	1,057,840	39,084	307,518	307,518	
<b>Legal Expense</b>	69,720	53,648	(16,072)	43,053	28,500	(14,553)	23,103	21,584	(1,519)	3,564	3,564	
Staff Training	6,795	6,795		4,530	4,530		1,133	1,133		1,133	1,133	
Board Training	14,100	14,100		14,100	14,100							
Travel	5,336	5,336		1,345	1,345		3,916	3,916		75	75	
Auditing Fees	21,000	21,000		2,000	2,000		18,000	18,000		1,000	1,000	
Data Processing Costs	40,163	40,163		25,984	25,984		12,299	12,299		1,880	1,880	
Office Supplies	42,000	42,000		6,664	6,664		26,006	26,006		9,330	9,330	
Court Costs												
Postage	40,000	40,000		6,347	6,347		24,768	24,768		8,886	8,886	
Printing	27,000	27,000		4,284	4,284		16,718	16,718		5,998	5,998	
Telephone	98,048	98,048		34,860	34,860		62,108	62,108		1,080	1,080	
Advertising	6,200	6,200		6,000	6,000					200	200	
Publications	800	800		500	500					300	300	
Membership Dues & Fees	9,500	9,500		1,507	1,507		5,882	5,882		2,110	2,110	
Fiscal Agent Fees												
Other Sundry	26,442	26,442		25,000	25,000		1,192	1,192		250	250	
Management Fees	1,738,259	1,738,259					1,411,439	1,411,439		326,820	326,820	
Total Administrative Expenses	2,145,362	2,129,291	(16,071)	176,175	161,622	(14,553)	1,606,563	1,605,044	(1,519)	362,625	362,625	
<b>Total Administration Expenses</b>	4,369,571	4,341,451	(28,120)	1,074,110	1,008,424	(65,686)	2,625,318	2,662,884	37,566	670,143	670,143	
<b>Tenant Service Salaries</b>												
Tenant Service Salaries	23,920	23,920					23,920	23,920				
Tenant Service Materials												
Tenant Service Contract Costs	16,269	16,269					16,269	16,269				
Resident Ass'n Cost	24,370	24,370					24,370	24,370				
Total Tenant Service Expenses	64,559	64,559					64,559	64,559				
<b>Water</b>												
Water	422,214	514,304	92,090	4,242	4,138	(104)	417,972	510,166	92,194			
<b>Electricity</b>	1,284,203	1,262,513	(21,690)	21,443	20,918	(525)	1,262,760	1,241,595	(21,165)			

**Kansas City, Kansas Housing Authority**  
 Operating Budget - Project-Based  
 For the Fiscal Year Ending March 31, 2016

	Prior Budget	Revised Budget	Budget Difference	Prior Budget	Revised Budget	Budget Difference	Prior Budget	Revised Budget	Budget Difference	Prior Budget	Revised Budget	Budget Difference
	Agency Total			COCC Total			Pub Hsg Total			Sec 8 HCV		
<b>Gas</b>	444,036	<b>502,698</b>	58,662	4,018	<b>3,920</b>	(98)	440,018	<b>498,778</b>	58,760			
<b>Other Utilities</b>	308,862	<b>319,290</b>	10,428	1,050	<b>1,024</b>	(26)	307,812	<b>318,266</b>	10,454			
<b>Total Utilities Expenses</b>	<b>2,459,315</b>	<b>2,598,805</b>	139,490	<b>30,753</b>	<b>30,000</b>	(753)	<b>2,428,562</b>	<b>2,568,805</b>	140,243			
Maintenance Labor	3,033,244	<b>2,887,317</b>	(145,927)	1,602,190	<b>1,420,690</b>	(181,500)	1,431,054	<b>1,466,627</b>	35,573			
Plumbing	97,278	<b>97,278</b>		85,124	<b>85,124</b>		12,154	<b>12,154</b>				
Paint & Supplies	55,897	<b>55,897</b>		55,537	<b>55,537</b>		360	<b>360</b>				
Glass, Windows, Doors	26,932	<b>26,932</b>		10,000	<b>10,000</b>		16,932	<b>16,932</b>				
Janitorial Supplies	55,765	<b>55,765</b>		55,155	<b>55,155</b>		610	<b>610</b>				
Lawn Mowers/Tractors	2,000	<b>2,000</b>		2,000	<b>2,000</b>							
Lawn Supplies	3,420	<b>3,420</b>		2,200	<b>2,200</b>		1,220	<b>1,220</b>				
Gas and Oil	59,000	<b>59,000</b>		58,000	<b>58,000</b>					1,000	<b>1,000</b>	
Trucks and Auto Parts	17,000	<b>17,000</b>		17,000	<b>17,000</b>							
Refrigerators/Ranges	26,800	<b>26,800</b>		26,000	<b>26,000</b>		800	<b>800</b>				
Heating & A/C	58,881	<b>58,881</b>		38,000	<b>38,000</b>		20,881	<b>20,881</b>				
Tools	11,815	<b>11,815</b>		10,000	<b>10,000</b>		1,815	<b>1,815</b>				
Electrical	51,756	<b>51,756</b>		48,191	<b>48,191</b>		3,565	<b>3,565</b>				
Carpentry	31,037	<b>31,037</b>		25,000	<b>25,000</b>		6,037	<b>6,037</b>				
Flooring	10,535	<b>10,535</b>		10,000	<b>10,000</b>		535	<b>535</b>				
Extermination	32,079	<b>32,079</b>		12,000	<b>12,000</b>		20,079	<b>20,079</b>				
Expendable Equipment	145,508	<b>145,508</b>		48,038	<b>48,038</b>		96,070	<b>96,070</b>		1,400	<b>1,400</b>	
Discounts Taken												
Other Materials	30,341	<b>30,341</b>		20,000	<b>20,000</b>		10,341	<b>10,341</b>				
<b>Total Material Expenses</b>	<b>716,044</b>	<b>716,044</b>		<b>522,245</b>	<b>522,245</b>		<b>191,399</b>	<b>191,399</b>		<b>2,400</b>	<b>2,400</b>	
<b>Plumbing</b>	51,706	<b>51,406</b>	(300)	500	<b>200</b>	(300)	51,206	<b>51,206</b>				
Glass/Door Repair	12,181	<b>12,181</b>		500	<b>500</b>		11,681	<b>11,681</b>				
<b>Janitorial/Cleaning</b>	40,012	<b>82,200</b>	42,188	2,361	<b>7,000</b>	4,639	37,651	<b>75,200</b>	37,549			
Mower/Tractor Repair	300	<b>300</b>		300	<b>300</b>							
Automotive	14,200	<b>14,200</b>		13,000	<b>13,000</b>					1,200	<b>1,200</b>	
Appliances	500	<b>500</b>		500	<b>500</b>							
Heating & A/C	52,460	<b>52,460</b>		3,560	<b>3,560</b>		48,900	<b>48,900</b>				
Tool/EQ Rent/Repair	11,505	<b>11,505</b>		11,505	<b>11,505</b>							
<b>Electrical</b>	17,981	<b>15,200</b>	(2,781)	1,181	<b>200</b>	(981)	16,800	<b>15,000</b>	(1,800)			
Water Meter Repair												
Carpet Replacement	10,000	<b>10,000</b>					10,000	<b>10,000</b>				
Extermination	150,010	<b>149,610</b>	(400)	500	<b>100</b>	(400)	149,510	<b>149,510</b>				
Elevator	49,647	<b>49,647</b>					49,647	<b>49,647</b>				
<b>Garbage</b>	63,400	<b>58,800</b>	(4,600)	21,700	<b>15,000</b>	(6,700)	41,700	<b>43,800</b>	2,100			
Communications	10,538	<b>10,538</b>		9,000	<b>9,000</b>		1,438	<b>1,438</b>		100	<b>100</b>	
Typewriters												
Copier Maintenance	17,000	<b>17,000</b>		9,000	<b>9,000</b>		7,000	<b>7,000</b>		1,000	<b>1,000</b>	
Computer Hardware	30,300	<b>30,300</b>		29,000	<b>29,000</b>		1,200	<b>1,200</b>		100	<b>100</b>	
Other Office Maintenance	3,000	<b>3,000</b>		3,000	<b>3,000</b>							
Water Improvements	10,400	<b>10,400</b>		1,800	<b>1,800</b>		8,600	<b>8,600</b>				
<b>Other Bldg Maintenance</b>	178,953	<b>339,722</b>	160,769	3,000	<b>3,000</b>		175,953	<b>336,722</b>	160,769			
Travel - Maintenance	4,645	<b>4,645</b>		1,000	<b>1,000</b>		3,645	<b>3,645</b>				
<b>Other Grounds Maintenance</b>	169,151	<b>172,300</b>	3,149	5,000	<b>1,600</b>	(3,400)	164,151	<b>170,700</b>	6,549			
<b>Fee for Services - Central Office</b>	<b>2,025,544</b>	<b>2,025,544</b>					<b>2,025,544</b>	<b>2,025,544</b>				
Other Contract Costs	2,000	<b>2,000</b>		2,000	<b>2,000</b>							
Total Contract Expenses	2,925,433	<b>3,123,458</b>	198,025	118,407	<b>111,265</b>	(7,142)	2,804,626	<b>3,009,793</b>	205,167	2,400	<b>2,400</b>	
<b>Total Maintenance Expenses</b>	<b>6,674,721</b>	<b>6,726,819</b>	52,098	<b>2,242,842</b>	<b>2,054,200</b>	(188,642)	<b>4,427,079</b>	<b>4,667,819</b>	240,740	<b>4,800</b>	<b>4,800</b>	
Protective Services Labor												
Protective Services Materials												
<b>Protective Services Contract</b>	161,008	<b>146,033</b>	(14,975)	1,499	<b>7,500</b>	6,001	159,509	<b>138,533</b>	(20,976)			
<b>Total Prot Serv Expenses</b>	<b>161,008</b>	<b>146,033</b>	(14,975)	<b>1,499</b>	<b>7,500</b>	<b>6,001</b>	<b>159,509</b>	<b>138,533</b>	(20,976)			

**Kansas City, Kansas Housing Authority**  
 Operating Budget - Project-Based  
 For the Fiscal Year Ending March 31, 2016

	Prior Budget	Revised Budget	Budget Difference	Prior Budget	Revised Budget	Budget Difference	Prior Budget	Revised Budget	Budget Difference	Prior Budget	Revised Budget	Budget Difference
	Agency Total			COCC Total			Pub Hsg Total			Sec 8 HCV		
<b>Insurance (Prop, Liability, Work Comp, Other)</b>	525,289	<b>525,289</b>		112,829	<b>108,239</b>	<b>(4,590)</b>	394,272	<b>398,607</b>	4,335	18,189	<b>18,512</b>	323
Employee Benefit Contributions	1,787,182	<b>1,758,807</b>	<b>(28,375)</b>	855,317	<b>788,379</b>	<b>(66,938)</b>	828,831	<b>865,935</b>	37,104	103,035	<b>105,334</b>	2,299
Collection Losses	95,230	<b>95,230</b>					95,230	<b>95,230</b>				
<b>Other General Expenses</b>	26,150	<b>29,620</b>	3,470	4,300	<b>7,500</b>	3,200	4,170	<b>4,430</b>	260	17,680	<b>17,700</b>	20
Interest Expense on Notes Payable	698,325	<b>698,325</b>					698,325	<b>698,325</b>				
Interest on Security Deposits	2,071	2,071					2,071	<b>2,071</b>				
Total General Expenses	3,134,248	3,109,343	<b>(24,905)</b>	972,446	<b>904,118</b>	<b>(68,328)</b>	2,022,899	<b>2,064,598</b>	41,699	138,904	<b>141,546</b>	2,642
Total Routine Expenses	16,863,422	<b>16,987,010</b>	123,588	4,321,649	<b>4,004,242</b>	<b>(317,407)</b>	11,727,926	<b>12,167,197</b>	439,271	813,847	<b>816,489</b>	2,642
E/M - Labor												
E/M - Materials												
E/M - Contract Costs												
Cas Loss - Labor												
Cas Loss - Materials												
Cas Loss - Contract Costs												
Cas Loss - Proceeds Insurers												
Total Nonroutine Expenses												
	16,863,422	<b>16,987,010</b>	123,588	4,321,649	<b>4,004,242</b>	<b>(317,407)</b>	11,727,926	<b>12,167,197</b>	439,271	813,847	<b>816,489</b>	2,642
<b>Net Income (Deficit)</b>	457,512	<b>471,878</b>	14,366	<b>(226,603)</b>	<b>90,804</b>	317,407	747,417	<b>415,532</b>	<b>(331,885)</b>	<b>(63,302)</b>	<b>(35,377)</b>	27,925
Unrestricted Net Assets (Reserve):												
FYE 03/31/2014 Balance	1,225,803			2,378,674			<b>(1,152,871)</b>					
Projected Income/Deficit - FYE 03/31/2015	<b>(595,381)</b>			<b>(261,253)</b>			<b>(154,561)</b>			<b>(179,567)</b>		
<b>FYE 03/31/2015 Audited Actual Balance</b>	630,422	<b>2,065,795</b>	1,435,373	2,117,421	<b>1,971,168</b>	<b>(146,253)</b>	<b>(1,307,432)</b>	<b>86,625</b>	1,394,057	<b>(179,567)</b>	<b>8,002</b>	187,569
<b>Budgeted Income/Deficit - FYE 03/31/2016</b>	457,512	<b>471,878</b>	14,366	<b>(226,603)</b>	<b>90,804</b>	317,407	747,417	<b>415,532</b>	<b>(331,885)</b>	<b>(63,302)</b>	<b>(35,377)</b>	27,925
<b>Estimated Reserve - New Budget Year</b>	1,087,934	<b>2,537,673</b>	1,449,739	1,890,818	<b>2,061,972</b>	171,154	<b>(560,015)</b>	<b>502,157</b>	1,062,172	<b>(242,869)</b>	<b>(27,375)</b>	215,494