



Agenda

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

Thursday, July 21, 2016 - 12:00 p.m.

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

- I. Roll Call**
- II. Approval of the Minutes**
 - Annual Board Meeting - June 16, 2016
- III. Deputy Director's Report**
- IV. Committee Reports**
- V. New Business Consent Items**
 - A. Resolution No. 3322 Authority to Donate 18 Refrigerators & 1 Range**
 - B. Resolution No. 3323 Authority to Dispose of Scrap Metal**
- VI. New Business Discussion Items**
 - None
- VII. Adjournment**

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

Thursday, June 16, 2016
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 16th day of June 2016 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 (*conference call*)
Theresa A. Duke, Commissioner
Tyrone Garner, Commissioner
P. Anne McDonald, Commissioner
Linda Warner, Commissioner
Matt Watkins, Commissioner

ABSENT:

Rev. Jimmie L. Banks, Commissioner
Robert G. Frey, Commissioner
Timothy J. Rhodes, Commissioner
Maria Torres, Commissioner

ALSO PRESENT:

Milton Scott, Deputy Director
Paula K. Draves, Director of Section 8
Gregory T. Gibson, Director of Finance
Gerald Glavin, Superintendent
Melinda L. 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, Director Facilities Management
Elaine Stroud, Assistant Director of Housing Management
Maria Kline, Juniper Gardens President
Alvin Sykes, Bethany Park Towers President
Virginia E. Sewing

Roll call was taken and Chairman Biscanin noted that the meeting would start and the voting would take place later once there was a quorum.

Executive Director's Report

- Mr. Scott reported on his visit with Connecting for Good. He along with Melinda Linnell, Sharron Davis-Mays, and Property Managers attended an informal meeting with Connecting for Good. Mr. Scott noted this is a good program and we need to get information out to our tenants regarding the program. Refurbished laptops can be purchased for \$150. Residents can use these computers to learn computer skills.
- The East Patrol Station Community Advisory meeting was attended by Melinda Linnell, Elaine Stroud, Anwar Crockett, Edna Ford and Mr. Scott on June 9, 2016. The advisory group meets the second Thursday of each month at 11am. We plan to be present at these meetings.

Chairman Biscanin added that the computer lab is well appointed and is located across for the Juniper Gardens' offices. He suggested that the board members stop by the computer lab.

Committee Reports

Finance

Commissioner McDonald indicated that the finance committee met at 4pm on June 7, 2016. Along with Commissioner McDonald, also present was Tom Scott, Gregg Gibson, Benice Meeks, Melinda Linnell, Paula Draves, Tony Shomin, and John Biscanin. Matt Watkins joined at 4:30pm. A handout was provided. She noted that Mr. Gibson discussed the unaudited balance sheet/operation statement for fiscal year ending March 31, 2016. His focus was on line 116, Prior Period Adjustments, which adds a liability for unfunded pension obligations. As previously noted, new regulations require all government entities to carry this line item, even though it is not actually paid out. The total unfunded liability for pensions in Kansas is \$1.3 Billion and the Housing Authority's allocated share is .229% or \$3,942,430. Commissioner McDonald explained how this would affect the bottom line and that everyone nationwide must contribute to this unfunded pension liability. Once the paper liability is removed, the net balance is \$2 Million, which indicates we are moving in the right direction. She further noted that Mr. Gibson is concerned with AMP 56 comprised of Bethany Towers, Glanville Towers, Douglas Heights and Rosedale Towers; utility expenses are high at these locations. The deficit at AMP 51 or Juniper Gardens is less this

year than previous years. Modernization projects are taking place at AMP 56 with Capital Funds being included in AMP 57. The rest of the meeting addressed the change in policy regarding the application of payments by tenants. Payments were previously applied to rent first and then to other charges. The hierarchy of posting payments will change and rent will be the last item to which payments are posted. This is a major change and Ms. Linnell will work with building managers to educate the residents. There will be a phase-in period from now until November 2016 to allow residents with large balances a chance to pay them off. Staff will be able to work with tenants to put a repayment agreement in place. Commissioner Watkins added that there was a \$90,000 gain in the Section 8 program and we are moving in the right direction. He commended Ms. Draves and her staff.

Resident Participation

Commissioner Duke provided the board with a handout. The PHRC (Public Housing Residents Council) meeting was held at Wyandotte Towers' community center. Chairman Biscanin attended the meeting and introduced guest speaker Michael Rapp, an associate with Fair Credit, a law firm which represents consumers against credit bureaus and debt collectors. They can provide free credit reports to our residents and do an analysis of their credit. The firm is located at 748 Ann, Kansas City, Kansas. Ms. Davis-May concluded the meeting by discussing the 24CFRs. She is helping the residents make better choices. Chairman Biscanin noted that 748 Ann is his office building. He reiterated that this firm helps residents and their families get a free credit report and this would be good for our residents to take advantage of.

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

Commissioner Breitenstein joined the meeting via conference call.

New Business Discussion Items

Resolution No. 3319, adopting 58th Annual Report.

As discussed during the finance committee report.

Commissioner Warner made a motion to approve Resolution Nos. 3319. Commissioner Watkins seconded the motion and the following vote was recorded:

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

Motion carried.

RESOLUTION NO. 3319—ADOPTING 58TH ANNUAL REPORT.

Resolution No. 3320, resolution amending the Section 8 Administrative Plan.

Approved without discussion.

Commissioner Watkins made a motion to approve Resolution No. 3320. Commissioner McDonald seconded the motion and the following vote was recorded:

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

Motion carried.

RESOLUTION NO. 3320—RESOLUTION AMENDING THE SECTION 8 ADMINISTRATIVE PLAN.

Resolution No. 3321, resolution amending the Admissions and Continued Occupancy Policy.

Approved without discussion.

Commissioner Warner made a motion to approve Resolution No. 3321. Commissioner Watkins seconded the motion and the following vote was recorded:

AYES: Biscanin, Breitenstein, Duke, Garner, McDonald, Warner, Watkins
NAYS: None

ABSENT: Banks, Barber, Frey, Rhodes, Torres
ABSTAIN: None

Motion carried.

RESOLUTION NO. 3321—RESOLUTION AMENDING THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY.

Commissioner Barber joined the meeting in person.

Commissioner McDonald made a motion to approve the minutes of May 19, 2016. Commissioner Watkins seconded the motion and the following vote was recorded:

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

Motion carried.

Commissioner Garner asked for clarification on Tom Scott's employment status. Chairman Biscanin noted that Tom Scott would be officially retired June 29, 2016. He is currently using vacation time or other leave. Commissioner Garner questioned how the agency would move forward. Chairman Biscanin noted that we hired a Deputy Director who would be acting in the place of the Executive Director. He noted that the board wants to see how well we adapt to each other. He added that he would hope the Deputy Director would move into the position of Executive Director. Commissioner Garner asked was there a formal process. Chairman Biscanin further noted that the Deputy Director takes the Executive Director's place in his absence. Commissioner Garner asked what this was supposed to look like. Would the Deputy Director be filing in as Interim Director? He noted that he has not seen anything in writing from Tom Scott. He would like to see documentation on how long Milton Scott would be filling in as Director, and ultimately have a process to assign someone to become the permanent Director. Chairman Biscanin stated that Tom Scott was Deputy Director for about a year. A committee was formed to do a search to find a new Executive Director. The search was narrowed down to three people and a recommendation was made to

the board. There will be a similar process this time. Commissioner Garner asked that documents be provided to validate Tom Scott's departure. He also suggested having the board vote on a shortened time frame for selecting the Executive Director. Chairman Biscanin noted that Commissioner Garner's points were well taken. Commissioner Watkins added that a fairly involved discussion took place regarding these matters in executive session. *Commissioner Garner was not present during executive session.*

Commissioner Watkins made a motion to adjourn. Commissioner Warner seconded the motion and the following vote was recorded:

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

NAYS: None

ABSENT: Banks, Frey, Rhodes, Torres

ABSTAIN: None

Motion carried.

John P. Biscanin, Chairman

Milton Scott, Deputy Director

DEPUTY DIRECTOR'S REPORT

July 2016

1. On June 17, 2016 Melinda Linnell and I attended an informal meeting with our community partner, YouthBuild, which is located at Juniper Gardens. U.S. Congressman Kevin Yoder was the keynote speaker.
2. KCKHA and Google Fiber staff met on June 29, 2016 for a status update regarding the installation of goggle fiber in public housing properties. Google Fiber staff will continue to work with KCKHA as they begin the 3rd Quarter phase which runs from July – September.
3. Tony Shomin and I met on June 30, 2016 with Christal Watson and Jordan Whyte from Heartland Black Chamber of Commerce/Kansas City, Kansas regarding Section 3 – Department of Housing and Urban Development. We appreciate the partnership and look forward to future endeavors. Section 3 will be performed within the KCKHA. Heartland will submit its final report to the agency by August.
4. Information regarding the fire which occurred at Rosedale Towers on July 6, 2016 is being provided in a separate mailing.
5. 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 June 30, 2016**

Description	Rate ^(a)	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$175,124.04	Liberty
Payroll Account	0.00%		\$91,639.27	Liberty
ACH Pymt Account	0.15%		\$36,487.23	Liberty
Rent Depository Account (NEW)	0.00%		\$636,036.87	Brotherhood
Rent Bank Deposit Accounts	0.75%		\$43,056.33	Various
Homeless Prevention Program	0.75%		\$5,463.49	Brotherhood
Sponsorship Program	0.75%		\$20,905.72	Brotherhood
Section 8 Checking (NEW)	0.00%		\$613,328.15	Brotherhood
EPC Replacement Reserve Acct	0.15%		\$38,533.24	Liberty
Community Hsg Inv Group			\$47,795.00	Liberty
CD#32863	0.54%	09/04/16	\$500,000.00	Liberty
CD#119583624	0.45%	02/24/17	\$500,000.00	Brotherhood
CD#120245349	0.50%	08/26/17	\$500,000.00	Brotherhood

(a) Represents Rates as of July 14, 2016 provided by Banks.

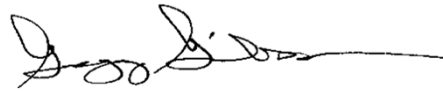
Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Gregg Gibson
Director of Finance

**Kansas City, Kansas Housing Authority
Delinquency in Accounts Receivable
For the Month of June 2016**

	Rent & Other Charges	Repayment Agreements	Net Total
Accounts Receivable (Amounts Delinquent)	\$61,069.73	(\$17,058.09)	\$44,011.64
Total Charges to Tenants for Month			\$403,547.35
Delinquency Ratio			10.91%
Petitioned to Court Last Month (<i># of Summons Issued</i>)			33
Praecipes Issued (<i># on Setout List</i>)			18
Evictions (<i># Set Out</i>)			10
Pending Evictions (<i># Placed on Hold</i>)			4



Gregg Gibson
Director of Finance

Kansas City, Kansas Housing Authority

Payments Over \$1,000.00

For The Month of JUNE'16

CONTRACT COSTS

Universal Protection Service	\$11,979.60
Universal Protection Service	\$5,364.00
Universal Protection Service	\$2,503.20

MAINTENANCE COSTS

Able Auto Service	\$1,011.75
Ace Pipe Cleaning Inc	\$1,074.00
Best Plumbing Specialities Inc	\$2,177.70
Booney's Lawn Service	\$3,075.00
Booney's Lawn Service	\$3,075.00
Booney's Lawn Service	\$3,075.00
Booney's Lawn Service	\$3,075.00
Carpet Corner	\$1,970.80
Deffenbauch Industries Inc	\$3,663.66
General Electric Company	\$13,690.00
Goode Developing & Associates	\$2,600.00
Grainger	\$2,755.61
Home Depot Supply	\$4,178.76
Home Depot Supply	\$1,244.88
Home Depot Supply	\$1,000.79
Jayhawk Fire Sprinkler Co.	\$1,225.00
Jim's Services	\$1,450.00
Johnstone Supply Co.	\$3,372.75
Johnstone Supply Co.	\$3,348.40
Maintenance USA	\$1,183.71
Midwest Bed Bug Service	\$1,900.00
Midwest Bed Bug Service	\$1,450.00
Midwest Bed Bug Service	\$1,000.00
Minnesota Elevator Inc	\$4,284.80
Oscar's Maintenance Service Corp., LLC	\$2,155.00
Oscar's Maintenance Service Corp., LLC	\$1,320.00
Oscar's Maintenance Service Corp., LLC	\$1,130.00
Personal Touch Lawn Service	\$4,025.00
Presto-X	\$1,350.00
Sherwin-Williams Co.	\$4,625.55
Smallwood Locksmiths, Inc	\$1,477.43
SOS Pest Control	\$3,600.00
SOS Pest Control	\$1,350.00
Stanion Wholesale Electric Co.	\$6,443.93
Stanion Wholesale Electric Co.	\$1,976.11

Kansas City, Kansas Housing Authority
 Payments Over \$1,000.00
 For The Month of JUNE'16

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

Supplyworks	\$2,921.65
Supplyworks	\$2,489.76
Ted Systems LLC	\$2,145.00
Three Sons Construction	\$10,250.00
Three Sons Construction	\$5,350.00
UPCS Annual Inspection	\$4,147.50

MISCELLANEOUS COSTS

All Makes Machine Inc	\$2,260.00
American Express	\$2,137.45
AT&T	\$5,234.45
AT&T	\$1,080.00
GFI Digital	\$1,826.33
HARRG Inc	\$6,567.00
Housing Insurance Service Inc	\$25,373.00
Kathleen O'Brien Coode	\$1,250.00
Kinkos Fedex	\$1,824.99
Lockton Companies	\$33,012.50
Office of the Fire Marshal	\$1,990.00
Staples Advantage	\$3,060.25
The PI Company	\$1,962.50
US Bank Equipment	\$1,413.40
Visa	\$1,667.55
WEX Bank	\$2,957.93

OTHER GRANT COSTS

Frye Construction Co., Inc	\$272,855.00
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PAYROLL COSTS

AETNA	\$84,733.36
AFLAC Premium Holding	\$2,928.98
Colonial Life & Accident	\$4,898.05
Delta Dental	\$4,272.78
Kansas Payment Center	\$1,146.45
Kansas Payment Center	\$1,146.45
KPERS Retirement System	\$33,755.71
KPERS Retirement System	\$30,641.32
Nationwide Retirement	\$3,094.08
Nationwide Retirement	\$3,094.08

Kansas City, Kansas Housing Authority

Payments Over \$1,000.00

For The Month of JUNE'16

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

UMB Health Savings Acct.	\$4,057.25
UMB Health Savings Acct.	\$3,982.25
W.H. Griffin Trustee	\$1,392.02

INTERBANK TRANSFERS

Liberty Gen Fund to Payroll Transfers	\$188,600.00
Liberty Gen Fund to Payroll Transfers	\$204,900.00
Liberty Gen Fund to Payroll Transfers	\$179,500.00
Liberty Gen Fund to ACH Transfers	\$37,700.00
Liberty Gen Fund to ACH Transfers	\$40,900.00
Liberty Gen Fund to ACH Transfers	\$37,100.00
BBT Gen Fund to Liberty Gen Fund	\$300,000.00
BBT Gen Fund to Liberty Gen Fund	\$200,000.00

UTILITIES COSTS

Board of Public Utilities	\$87,717.23
Board of Public Utilities	\$43,499.10
Board of Public Utilities	\$37,803.77
Constellation New Energy-Gas	\$1,881.56
Kansas Gas Service	\$12,426.10
Kansas Gas Service	\$1,180.24



Gregg Gibson
Director of Finance

Kansas City, Kansas Housing Authority
Operating Receipts and Expenditures
For Period Ending May 31, 2016

	CEN OFFICE	%	CEN OFFICE	PUBLIC HSG	%	PUBLIC HSG	SECTION 8	%	SECTION 8
	YR TO DATE	17%	BUDGET	YR TO DATE	17%	BUDGET	YR TO DATE	17%	BUDGET
OPERATING INCOME:									
Dwelling Rent				\$757,519.95	17%	\$4,414,512.00			
Fraud Recovery Income									
Interest Income	\$108.11	21%	\$520.00			\$870.00			
Tenant Income				\$44,426.10	16%	\$281,397.00			
Other Income	\$5,217.75	50%	\$10,500.00	\$20,619.28	17%	\$124,739.00			\$3,300.00
Fee for Services - COCC	\$374,251.81	19%	\$1,987,498.00						
Management Fees	\$296,016.37	14%	\$2,081,604.00			\$443,094.00			
Total Operating Income	\$675,594.04	17%	\$4,080,122.00	\$822,565.33	16%	\$5,264,612.00			\$3,300.00
Operating Subsidy				\$1,290,828.00	17%	\$7,383,526.00			
Prior Year Subsidy									
Section 8 Admin Fees							\$137,904.00	17%	\$831,074.00
Total Operating Receipts	\$675,594.04	17%	\$4,080,122.00	\$2,113,393.33	17%	\$12,648,138.00	\$137,904.00	17%	\$834,374.00
OPERATING EXPENSES:									
Administrative Salaries	\$159,327.44	17%	\$912,894.00	\$156,268.98	15%	\$1,067,618.00	\$48,089.44	16%	\$306,853.00
Management Fees				\$240,421.87	17%	\$1,451,521.00	\$55,594.50	16%	\$351,780.00
Other Admin Expenses	\$34,976.91	17%	\$206,298.00	\$46,774.46	28%	\$165,850.00	\$3,121.05	10%	\$31,484.00
Tenant Service Salaries				\$1,288.39					
Resident Assoc Expenses				\$889.00	4%	\$24,862.00			
Other T/S Expenses				\$188.95	1%	\$16,599.00			
Utilities	\$5,165.48	18%	\$28,232.00	\$269,127.81	10%	\$2,597,846.00			
Maintenance Salaries	\$220,832.60	17%	\$1,329,044.00	\$205,682.74	14%	\$1,445,779.00			
Maint Materials	\$79,211.41	14%	\$565,547.00	\$19,728.21	8%	\$233,460.00			\$3,200.00
Fee for Services - COCC				\$374,251.81	19%	\$1,987,498.00			
Other Maint Contracts	\$29,017.11	22%	\$129,000.00	\$169,813.51	17%	\$983,642.00	\$10,068.40	420%	\$2,400.00
Security Salaries									
Other Security Expense	\$387.58	10%	\$4,031.00	\$15,019.20	11%	\$136,613.00			
Insurance	\$18,357.40	17%	\$108,841.00	\$67,249.48	16%	\$412,999.00	\$3,148.12	16%	\$20,098.00
Terminal Leave Payments									
Employee Benefit Contributions	\$102,900.06	13%	\$780,310.00	\$88,763.70	10%	\$854,129.00	\$11,716.19	11%	\$104,278.00
Collection Losses				(\$3,801.56)	-4%	\$95,230.00			
Interest Expense				\$115,644.36	17%	\$678,531.00			
Other General Expense	\$648.08	9%	\$7,500.00	\$423.82	5%	\$8,641.00	\$4,682.78	18%	\$25,550.00
Total Routine Expenses	\$650,824.07	16%	\$4,071,697.00	\$1,767,734.73	15%	\$12,160,818.00	\$136,420.48	16%	\$845,643.00
Extraordinary Maintenance									
Depreciation Expense									
Proceeds from Sale of Equip									
Casualty Losses - Net									
Total Operating Expenses	\$650,824.07	16%	\$4,071,697.00	\$1,767,734.73	15%	\$12,160,818.00	\$136,420.48	16%	\$845,643.00
Prior Year Adjustments									
Total Operating Expenditures	\$650,824.07	16%	\$4,071,697.00	\$1,767,734.73	15%	\$12,160,818.00	\$136,420.48	16%	\$845,643.00
Gain/(Loss) from Operations	\$24,769.97		\$8,425.00	\$345,658.60		\$487,320.00	\$1,483.52		(\$11,269.00)



Gregg Gibson
Director of Finance

**KANSAS CITY, KANSAS HOUSING AUTHORITY
 MAINTENANCE REPORT
 FOR THE MONTH OF JUNE 2016**

CUSTOMER SERVICE & SATISFACTION SURVEY - JUNE 2016

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
06/01/16	156	19	175	9	9	0	10
06/02/16	110	13	123	5	5	0	8
06/03/16	83	11	94	5	5	0	6
06/06/16	81	5	86	3	3	0	2
06/07/16	139	11	150	4	4	0	7
06/08/16	86	11	97	3	3	0	8
06/09/16	119	12	131	2	2	0	10
06/10/16	128	11	139	4	4	0	7
06/13/16	79	17	96	6	6	0	11
06/14/16	127	16	143	5	5	0	11
06/15/16	136	7	143	3	3	0	4
06/16/16	165	9	174	2	2	0	7
06/17/16	125	14	139	4	4	0	10
06/20/16	104	13	117	4	4	0	9
06/21/16	61	21	82	10	10	0	11
06/22/16	112	9	121	4	4	0	5
06/23/16	109	5	114	2	2	0	3
06/24/16	110	10	120	3	3	0	7
06/27/16	120	11	132	0	5	0	6
06/29/16	75	6	81	3	3	0	3
06/30/16	79	6	85	3	3	0	3
TOTAL	2,304	237	2,542	84	89	0	148

(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 35% of the service work orders completed
- (b) No Response 62% of the service work orders completed
- (c) Favorable Response 106% 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	77	70	147
Units in Mod	0	27	27
Fire Units	4	0	4
Rentable Units	73	43	116
Move-Ins	16	25	41
Move-Outs	25	21	46
Units Available	11	7	18
Units Readied in JUN	16	22	38

REPORT F-OCCUPANCY REPORT

Occupancy Report

July 14, 2016

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 JUNIPER GARDENS	265	238	27	90%	92%
K1-2 ST. MARGARETS PARK	100	94	6	94%	94%
K1-3 CYRUS K. HOLIDAY	60	52	8	87%	92%
K1-4 WYANDOTTE TOWERS	302	293	9	97%	96%
K1-5 BELROSE MANOR	90	86	4	96%	92%
K1-6 Elderly DOUGLAS HEIGHTS	101	96	5	95%	97%
K1-6 Family DOUGLAS HEIGHTS	99	92	7	93%	90%
K1-7 SCATTERED SITES	24	20	4	83%	88%
K1-9 SCATTERED SITES	30	30	-	100%	100%
K1-10 SCATTERED SITES	42	38	4	90%	95%
K1-11 GRANDVIEW PARK	39	33	6	85%	85%
K1-12 CHALET MANOR	66	60	6	91%	94%
K1-13 WELBORN VILLA	80	79	1	99%	99%
K1-14 BETHANY PARK TOWERS	153	142	11	93%	95%
K1-15 SCATTERED SITES	20	18	2	90%	90%
K1-17 GLANVILLE TOWERS	108	102	6	94%	94%
K1-18 ROSEDALE TOWERS	122	118	4	97%	98%
K1-20* WESTGATE TOWERS	163	132	31	81%	77%
K1-21 SCATTERED SITES	8	6	2	75%	50%
K1-22 WESTGATE VILLA	20	19	1	95%	95%
K1-23 SCATTERED SITES	38	38	-	100%	100%
K1-24 PLAZA TOWERS	115	111	4	97%	98%
K1-25 SCATTERED SITES	12	11	1	92%	92%
Sub-Total before Adjustments	2,057	1,908	149	93%	93%
Less: # of Deprogrammed Units	45		45		
Less: # of Units Under Modernization	38		38		
Total Units Available for Occupancy	1,974	1,908	66	97%	97%

MODERNIZATION AND DEVELOPMENT REPORT JULY **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 and lighting. K1-20 Westgate Tower Interior Modernization (Phase III, Floors 4, 5 and 6) project is closed out.

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.

K1-20 WESTGATE TOWER INTERIOR MODERNIZATION (PHASE IV, FINAL PHASE, FLOORS 3, 2 AND 1)

Bids closed on March 30th, 2016. The Board authorized the contract at the April 21st, 2016 meeting. Pre-construction meeting was held on April 22, 2016. Notice to Proceed was given on April 22, 2016. The replacement, installation and insulation of the HVAC stack piping is complete on the first floor. 3rd floor demolition is complete. Plumbing, electrical rough-in, and drywall installation is complete. Drywall finishing, painting, door installation, sprinkler systems installation and closet shelving are in progress. 2nd floor demolition has started.

K1-54 SCATTERED SITES(15), PLAYGROUND REPLACEMENT

Bids closed on March 29th, 2016. The Board rejected the bid received for this project at the April 21st, 2016 meeting. This project was divided into the concrete work and the playground equipment purchase and installation. Three bids were received for the concrete work and three bids were received for the playground equipment purchase and installation. The low bidder for the concrete work is McConnell & Associates Corp., with a bid of \$27,157.00. The low bidder for the playground equipment purchase and installation is Fry & Associates Inc., with a bid of \$36,735.00. Both bids were below \$75,000 and therefore did not require board approval. Contracts were awarded. Preconstruction meeting with both contractors is being scheduled.

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 2015 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.

K1-54 SCATTERED SITES(23), HVAC IMPROVEMENTS

Bids closed on April 6th, 2016. The Board authorized the contract at the April 21st, 2016 meeting. Pre-construction meeting was held May 11th, 2016. HVAC units are on order. Notice to proceed was issued June 28th, 2016.

K1-57 WESTGATE TOWER(20), WINDOW IMPROVEMENT

Bids closed on May 4th, 2016. . The Board authorized the contract at the May 19, 2016 meeting. Pre-construction meeting was held June 1st, 2016. Notice to proceed was issued June 17th, 2016. Windows have been assessed and materials have been ordered.

2015 Emergency Safety and Security Grant

The Housing Authority applied for and was awarded an Emergency Safety and Security Grant. The funding amount for this grant is \$297,750.00. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD. This funding will be used for security camera improvements at four of our tower developments: Wyandotte Tower, Bethany Park Tower, Douglas Heights, and Westgate Tower.

K1-55, Wyandotte Tower, K1-56 Bethany Park Tower and Douglas Heights High-rise, and K1-57, Westgate Tower Security Camera Improvement.

Bids closed on May 3rd, 2016. The Board authorized the contract at the May 19th, 2016 meeting. Preconstruction meeting was held on June 6th, 2016. Equipment is being ordered and notice to proceed will be issued when equipment is delivered.

CAPITAL FUND PROGRAM 2016

The funding amount for this program is \$2,910,265.00. The public hearing and final budget were presented to the residents on December 2nd, 2015. The Capital Fund Program 2016 was approved at the December 17th, 2015 Board meeting. Approval of the 2016 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.

RESIDENT INITIATIVE REPORT

JULY 2016

SUBMITTED BY

SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

On June 7th the PHRC met at Wyandotte Towers with 23 residents in attendance. Chairman Biscanin along with two of his colleagues presented information on credit repair. Attorneys Rapp and Stecklein have extended their services on Saturdays at their office on 7th and Armstrong. This is a free service for our residents and any of their relatives.

On June 15th I attended the United Resident Council meeting which was held at the China Town restaurant. This group meets quarterly; however, they do not receive federal funding so this group involves only the high-rises.

On June 16th I attend the Wyandotte County Employment Consortium which is a collaboration of agencies across the county that obtains information on employment opportunities for our residents and clients.

The officers for the Wyandotte Towers Resident Council were sworn into office. One officer was out of town and will be sworn in during the July resident council meeting.

On June 17th Deputy Director Milton Scott and Housing Management Director Melinda Linnell and I attended the YouthBuild Open House. A total of 16 young people graduated from the program. Congressman Yoder was the keynote speaker along with Mr. Gordon Criswell from the Unified Government.

On June 21st I met with the staff from inSITE Planning. I was asked to give an opinion on the residents and if they participate in programs that are introduced to them. I shared with them that I have walked the property on several occasions and the participation is still not there. I gave the staff flyers that were passed out

on the self-sufficiency program and the Section 3 Program. I asked a question of the inSITE staff, if everyone else that came through wants to demolish the property, then where would the people go? I informed them that the housing stock in this county is limited and if residents were offered vouchers to find housing, the residents would need lots of support and be made aware that they will need to pay a security deposit and be responsible for the utilities. However, I think that most would stay in Wyandotte County due to family support, limited public transportation, and the school system for their children.

On June 21st Glanville Towers held its regular resident council meeting. I was asked to attend to give an overview of resident participation funds. President Charles Wilson shared with me that a few of the residents still question the usage of the resident participation funds. It appeared that the residents were satisfied once I gave the information from the federal regulations.

On June 21st I met with Mrs. Elnora Jefferson regarding our residents that live in scattered sites. Mrs. Jefferson shared with me that John Garland Park sits on an old landfill. Their neighborhood association is attempting to fight against why a playground was build on top of this old landfill that very few were aware. The neighborhood association wants to get the residents that live in this area involved in this event.

June 23rd I met with staff from Workforce Partnership. The presentation was to target our young people up to age 24. This group has partnered with the Unified Government to provide jobs for the young people when they complete the program. This will allow our agency to bring the folks in the Section 3 program onboard.

On June 24th I met with LaTanya Wright from the Appleseed Program in Topeka, Kansas. Ms. Wright wanted to inform our agency of the changes that are taking place with the cash assistance program, food stamps, daycare and Medicaid.

On June 25th I attended an Open House for Connecting for Good. Our agency had a resource table for the residents. Commissioner Tyrone Garner was in attendance to lend support to the Juniper Gardens area. There were 30 residents

in attendance and 19 residents visited the Housing Authority's resource table. Connecting for Good presented Ms. Bobbie Lynn the author of "Spirit of Rejection." Ms. Lynn is a former resident of Juniper Gardens and her book was written about her life after she was adopted and then rejected by her adoptive family. Ms. Lynn donated one of her books as a door prize. In addition to the book that was raffled off, three residents won desktop computers and four residents won tote bags. Mr. Tom Esselman, Chief Operation Officer of Connecting for Good, made homemade pizzas and demonstrated his talent from his former days of working in his family's pizzeria.

On June 28th *Drop it like It's Hot* ended its six month program. The hope was to help our residents become healthy by nutrition, exercise physically and mentally, and computer training through Connecting for Good. A total of 32 residents participated in the program during the month of June.

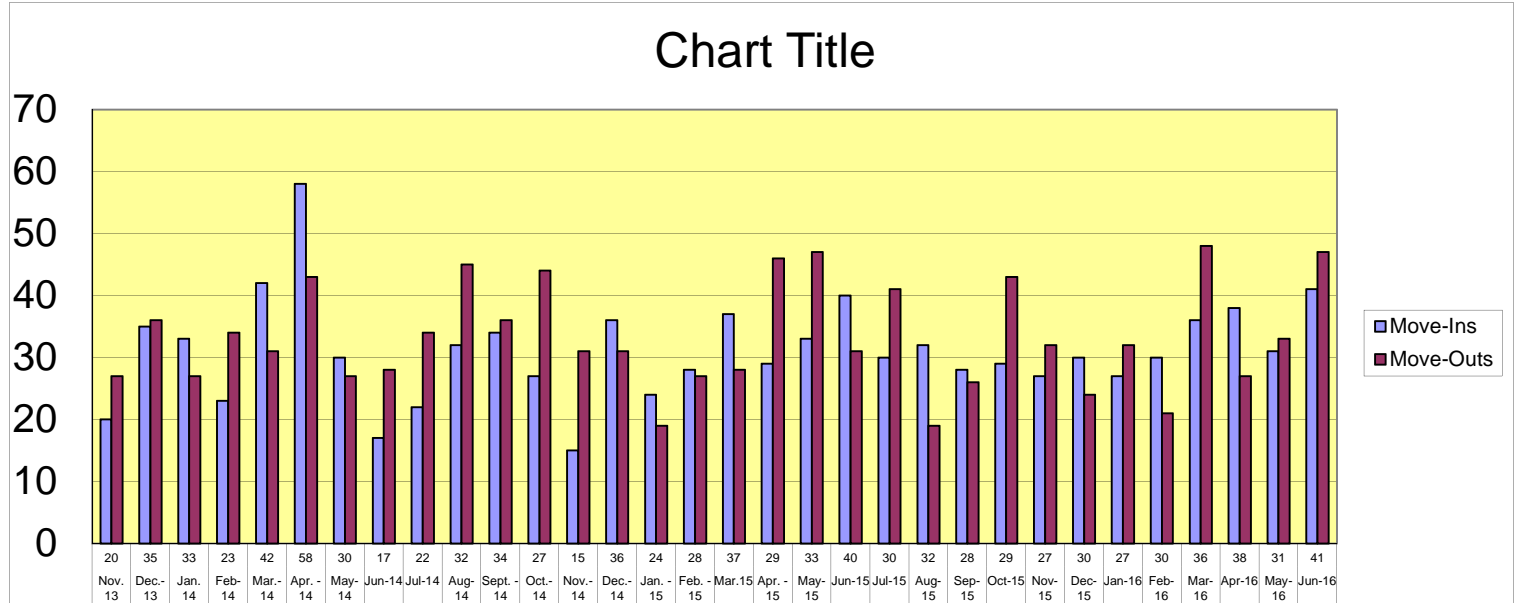
On June 29th Deputy Director Milton Scott, members of senior staff and I attended a meeting with Goggle Fiber. We were informed that all family sites will receive free Internet to ensure that children in the family sites will have Internet to help them with their school work. However, the high-rises will not receive the free service. They can pay \$15 per month to have Internet service. The eligibility is determined by zip code. Melinda Linnell advocated for the high-rises to receive free services for the resident council offices. The representative stated that she would think this request over and would get back with our agency.

Report I**Section 8 Monthly Units and HAP Payments**

Month	Year	Units	HAP
June	2014	1361	714,972
July	2014	1370	724,213
August	2014	1366	719,546
September	2014	1371	700,924
October	2014	1385	721,478
November	2014	1385	705,916
December	2014	1380	691,037
January	2015	1377	681,315
February	2015	1364	672,291
March	2015	1359	670,315
April	2015	1355	672,090
May	2015	1366	687,573
June	2015	1382	717,840
July	2015	1419	753,465
August	2015	1467	786,044
September	2015	1458	770,764
October	2015	1458	784,914
November	2015	1455	790,383
December	2015	1436	782,547
January	2016	1443	795,396
February	2016	1423	794,625
March	2016	1425	797,410
April	2016	1427	796,418
May	2016	1424	806,373
June	2016	1432	816,641
July	2016	1423	817,455

Kansas City, Kansas Housing Authority
 Move-Ins and Move-Outs - October 2013 Through June 2016

Month	Move-Ins	Move-Outs
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
Jan-16	27	32
Feb-16	30	21
Mar-16	36	48
Apr-16	38	27
May-16	31	33
Jun-16	41	47



RESOLUTION NO. 3322

AUTHORITY TO DONATE 18 REFRIGERATORS & 1 RANGE

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that in accordance with the Housing Authority's procedure on disposal of personal property, approval is hereby given to donate 18 refrigerators and 1 ranges on the attached list by manufactures serial numbers and PHA decal numbers to the Habitat for Humanity Re-Store, a non-profit entity providing financial support to Habitat for Humanity.

MEMORANDUM

TO: Board of Commissioners

FROM: Jerry Glavin, Superintendent

**SUBJECT: Disposal of Scrap Material
Resolution No. 3322**

DATE: July 21, 2016

Due to their age, condition and unavailability of repair parts, the following refrigerators and ranges are no longer suitable for use in Public Housing. They do however still work and could function for an undetermined length of time, for this reason staff is requesting the Board approval to donate the appliances in "as is" condition to the Habitat for Humanity Re-store.

REFRIGERATORS

<i>PHA #</i>	<i>SERIAL #</i>
306994	SH792930
307031	VH795338
307261	GR769785
305437	LH820839
303145	LZ818604
305067	FH745336
303244	FA796952
305731	MT749708
305766	MT778557
307257	GR769767
305142	AG731606
302983	DV780279
303170	TZ768814

REFRIGERATORS

<i>PHA #</i>	<i>SERIAL #</i>
303413	DA768181
303252	FA796967
15736	SV319558
FD742513	FD742513
400017	VV755009

RANGES

<i>PHA #</i>	<i>SERIAL #</i>
1590	AZ125048H

RESOLUTION NO. 3323
AUTHORITY TO DISPOSE OF SCRAP METAL

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that in accordance with the Housing Authority's procedure on disposal of personal property, approval is hereby given for the disposal of (18) RANGES and (5) REFRIGERATORS identified on the attached list by Manufacturer Serial Numbers and PHA Decal Numbers. The amount to be received for such disposal will be determined by scrap metal weight.

MEMORANDUM

TO: Board of Commissioners

FROM: Jerry Glavin, Superintendent

**SUBJECT: Disposal of Scrap Material
Resolution No. 3323**

DATE: July 21, 2016

The following appliances are inoperative and should be sold for scrap metal in accordance with the Housing Authority's procedure for the disposal of personal property. The amount to be received for such disposal will be determined by scrap metal weight.

RANGES

<i>PHA #</i>	<i>SERIAL #</i>
300897	GZ174172
302729	302729
300264	300264
300402	300402
301980	FD198374
LV163597H	LV163597H
MV163828H	MV163828H
915595	FD198691
305482	RH164121N
HV136215H	HV136215H
300761	300761
14713	DD194968Q
ZG130915P	ZG130915P
300455	ZG115063P
302514	FD198332Q
1660	AZ124883H
FD196588R	FD196588R
13549	FD198597Q

REFRIGERATORS

<i>PHA #</i>	<i>SERIAL #</i>
304926	HF761142
304800	SD788973
303043	MV777055
305444	LH820950
307288	TT176130