



Agenda

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

Thursday, October 20, 2016 - 12:00 p.m.

Administration Building

1124 N. 9th Street, KCK

- I. Roll Call**

- II. Approval of the Minutes**
 - Regular Board Meeting - September 15, 2016
 - Special Board Meeting - September 27, 2016

- III. Acting Executive Director's Report**

- IV. Committee Reports**

- V. New Business Consent Items**
 - None

- VI. New Business Discussion Items**
 - None

- VII. Election of Vice-Chair**

- VIII. Adjournment**

EXECUTIVE DIRECTOR'S REPORT

October 2016

- Note:** KCKHA Board of Commissioners' Retreat/Training Session Saturday, October 15, 2016, 9:00 AM—2:30 PM, Delaware Highlands Assisted Living (DHAL), 12600 Delaware Parkway in Kansas City, Kansas.
1. On September 21, 2016 Tony Shomin and I met at the HUD Office to move forward with the closure of the OIG Audit. Present from HUD was Larry Maxwell, General Engineer; Paul Mohr, Environmental; Sam Gieryn, Environmental; also present was Tina Moessner, UG Program Coordinator – Community Development; and Mandy Flageolle and Marci Woods, Terracon Environmental.
 2. On September 26, 2016 Roxann Lindsey and Anna Konopasek from CBIZ met with the KCKHA's insurance committee regarding the health care renewal for 2017. Aetna will continue to provide the agency's health insurance coverage. The medical renewal is going up 6.5%; Delta Dental of Kansas is going up 5% and Discover Vision is going up 2%. The agency will continue to fund the Health Savings Account (HSA) at \$375/single and \$750/family; this is a 50 percent reduction from last year. Aetna is providing the Core Wellness Package which includes Digital and Telephonic Education, Digital Coaching and a Discount program along with the Enhanced Package for Biometric Screenings, Quarterly Challenges and up to \$100 per family incentive. A major upgrade includes an Expanded Preventive Drug List (Value Added Plan) that reduces out-of-pocket costs for medication to treat certain chronic conditions such as hypertension, high cholesterol, diabetes, and asthma osteoporosis. Dental coverage has been expanded to age 26 for dependents which mirrors the age requirement for medical and eye care insurance.
 3. On September 29, 2016 Melinda Linnell and I met with Brad Grabs, Executive Director and James Snow, Site Director/Communications for the Learning Club. The Learning Club provides after-school and summer one-on-one tutoring and mentoring for first to sixth grade students. We are looking forward to the continued partnership with the Learning Club. Site data information for 2016-17 School Year: St. Margaret's Park, 31 students, 30 volunteer tutors (many from Ryan Lawn and Tree); Juniper Gardens, 28 students, 25 volunteer tutors (many from Security Bank); Chalet Manor, 22 students, 16 volunteer tutors (many from Unbound); Cyrus K. Holliday, 18 students, 12 volunteer tutors and Blessed Sacrament, 31 students, 25 volunteer tutors.
 4. Paula Draves and Cherrie Escobar of the Section 8 staff, Housing Authority Commissioner Matt Watkins and I met on October 10, 2016 with Jim Glynn, Executive Director, Metro Lutheran Ministry and Heather Bradley-Geary, The VECINO Group - Supportive Housing Developer, regarding the opportunity to utilize project-based Section 8 for a new supportive housing development called Eileen Place which will be located at 74th & Armstrong.
 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*)

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

Thursday, September 15, 2016
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 15th day of September 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
Rev. Jimmie L. Banks, Commissioner
Jacques Barber, Commissioner
John Breitenstein, Commissioner
Theresa A. Duke, Commissioner
Robert G. Frey, Commissioner
Tyrone Garner, Commissioner
P. Anne McDonald, Commissioner
Timothy J. Rhodes, Commissioner (via conference call)
Alvin Sykes, Commissioner
Linda Warner, Commissioner
Matt Watkins, Commissioner (via conference call)

ABSENT: None

ALSO PRESENT: Milton Scott, Acting Executive Director
Paula K. Draves, Director of Section 8
Cherrie Escobar, Section 8 Coordinator
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
Elaine Stroud, Assistant Director of Housing Management
Victor Trammell, Resident
Maria Kline, Juniper Gardens President

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

Chairman Biscanin asked for a motion to approve the minutes of August 18, 2016. Commissioner Watkins made the motion. Commissioner Frey seconded the motion and the following vote was recorded:

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

Chairman Biscanin asked that the executive session be moved to the top of the agenda as Commissioner Rhodes, while on the phone, has another engagement that he needs to get to. Commissioner McDonald made a motion to go into executive session for ten minutes to discuss a personnel matter. Commissioner Sykes seconded the motion and the following vote was recorded:

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

Executive session was from 12:34-pm—12:47pm. Commissioner Banks arrived during executive session.

Commissioner Garner made a motion to extend executive session for another five minutes. Commissioner Sykes seconded the motion and the following vote was recorded:

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

Executive session was from 12:51pm—12:57pm.

Commissioner Garner made a motion to return to regular session and it passed unanimously.

Commissioner Garner made a motion that Mr. Scott, acting in the capacity of the Executive Director, be compensated at the Executive Director level of pay. Commissioner Sykes seconded the motion and the following vote was recorded:

AYES: Barber, Frey, Garner, Sykes

NAYS: Banks, Biscanin, Breitenstein, Duke, McDonald, Rhodes, Warner, Watkins

ABSENT: None

ABSTAIN: None

The motion did not pass.

Commissioner Rhodes exited the conference call to attend to work-related business.

Acting Executive Director's Report

- Mr. Scott noted the auditors completed their review and an exit interview was held yesterday. Initial feedback was provided. Commissioner McDonald gave an oral summary. She noted there was more income this year, due to there being more units leased, but there is a paper loss due to the on-paper liability for our KPERS obligation. This obligation must be carried as a liability even though we are not paying the money out. This is a requirement of state law. We are in compliance with all the regulations with Section 8 this year. They passed with flying colors. We have a plus of \$610,000 which is better than it has been. The trend of the last five years is going in the right direction. We have a minus net worth of approximately \$24,000; largely due to the pension adjustment. The COCC had an increase of administrative expenses, so their numbers were not as good as public housing. Income is up 4 percent and expenses are down 7 percent from 2015. Commissioner McDonald noted we are headed in the right direction. Mr. Gibson added there were no findings. This year the auditors reviewed Section 8, next year it was be public housing and modernization. The auditors were complimentary of the maintenance staff regarding inventory controls and fee for service charges. We are working out of our deficit. The COCC is still struggling, but better than it was. A finance committee meeting will be held next month and six month figures will be provided. A full audit report will be

available by November. It will include an explanation from staff. Mr. Gibson noted his appreciation to staff for their input as it is a full-staff effort. *Chairman Biscanin noted that Commissioner Garner had left the meeting, and that he had indicated prior to the meeting, that he had to attend to work-related duties and would be leaving the meeting early.* Commissioner Barber noted that the KPERS liability was mentioned at a prior meeting. He asked that Mr. Gibson elaborate further on this. Mr. Gibson indicated that the GASB or Government Accounting Standards Board is a national initiative. GASB statement no. 68 says that all public entities must report the net pension liability that is due to its employees. The Housing Authority pays our percentage as the employer share and the employee contributes their share which goes into KPERS each pay period. There is a bunch of actuarial numbers and we are required to record our percentage based on our number of employees to the entire state. We are at 1 percent of the entire state's pension liability. To catch up for prior years and to catch up with this year, we had to record almost \$4 Million in pension liability on our books. This is money that will never get paid out by the Housing Authority as it will be paid by KPERS upon retirement. We are essentially recording our percentage of the pension liability. Commissioner McDonald added this is a moving target which is basically a crap shoot as to where KPERS is every year and what dollar amount our percentage will translate into. Mr. Gibson noted this must be an actuarial nightmare. Commissioner Watkins explained that the governor did not make the most recent quarterly payment to KPERS and this all impacts us. Mr. Gibson concluded that there is a \$4 Million pension liability recorded on our books. Commissioner Barber expressed satisfaction with Mr. Gibson's answer.

- Mr. Scott noted that the agency is anticipating staff retirements, so we visited with the Kansas City Community College Technical Education Center to partner with them regarding their graduates. This will give us an opportunity to participate in job fairs to attract their graduates to this agency. The center has also asked that we sit on their advisory board and doing so will give Jerry (Glavin) an opportunity to look at their curriculum and see what skills are needed for this agency. We are excited about partnering with the KCCC Technical Education Center.
- Staff met with Caption Mark Daley of the KCK Fire Department to finish up the Emergency Action Plan. We discussed fire drills at the towers and also got feedback from the Police Department. We are working on finalizing what we learned to be more effective.
- On August 20, 2016 CHIG presented the Housing Authority with a \$120,000 check from Delaware Highlands Assisted Living, a Section 8 project-based living community. They are hoping to be able to do this

- quarterly. Commissioner Watkins noted this reflects one of the first distributions we were able to make out of the profits from DHAL. He noted that DHAL is in a position to be profitable going forward and there will be quarterly distributions which go into CHIG to be used for other potential projects, and not for Housing Authority use. Chairman Biscanin noted that CHIG did owe the Housing Authority some money and this does remain with the agency to pay back the loan. Commissioner Watkins noted that was correct and the loan has been paid in full.
- Mr. Scott stated that DHAL would be celebrating its 10 year anniversary on September 20, 2016 at 3pm. He noted that Paula (Draves) will attend, but other staff will be in an all day HUD training. He invited board members to attend as this would give them a good opportunity to see the property. Commissioner Banks indicated that he contacted the mayor to see if he was available to stop by and make comments. Chairman Biscanin suggested that board members take a tour of the facility. His hope is that we continue to do similar projects in this community. Commissioner Watkins noted that facility upgrades/construction is currently taking place to improve services and amenities. Commissioner Barber expressed excitement in hearing this. He noted that it is unique how the resources are pulled together to help residents live at DHAL. This facility allows people of modest incomes to have first class service. Commissioner McDonald noted that she knows someone that lives there and they are impressed with the facility as well. She questioned if the retreat was being held there. She asked that something be set up either before or after the retreat. Mr. Scott noted this could be set up. Commissioner Banks noted that he has a brother, several church members and classmates residing at DHAL and they enjoy themselves there. He echoed Commissioner Barber's comments. Mr. Scott noted that Tom (Walker) and Jeremy (Whitt) are excellent individuals working at DHAL.
 - Eleanor Jefferson, President of the Historic Northeast Association, is writing a grant for the AmeriCorps National Civilian Community Corps which is doing service projects within this area. They are requesting that the Housing Authority temporarily house its staff from November 4—17, 2016. We wrote a letter of support for their work and have written a letter to HUD to determine if this would be permissible. There will be boys, girls and a supervisor needing housing. Around October 3, 2016 is when they will find out more about this and we can see if we can provide that temporary housing. Commissioner Frye noted that, from this brief description it would be doubtful that we would be able to do is. Mr. Scott noted that we would look into this.

Committee Reports

Finance

Chairman Biscanin noted this report took place during the Executive Director's report.

Resident Participation

Commissioner Duke referred back to when Ms. Mays was hired and compared it to having a big puzzle that she has done a good job of putting together. She expressed that the housing groups are beginning to understand their duties and rules of housing. She believes everything is coming together. There were two speakers, Mr. Chris Goodwin and Ms. Ebony Chapman along with Mr. Gibson of our finance department. Mr. Goodwin, an insurance account executive from Overland Park, Kansas discussed how various insurances would benefit residents at certain ages. Mr. Gibson then answered questions concerning the operational subsidy. He also discussed changes to the ACOP, in particular, how our money was being applied to our rent balances. Mr. Gibson made things plain at the meeting, explaining security deposits and other charges. The meeting was then turned over to Ms. Mays. There were good pieces to the puzzle and residents got a lot out of the meeting.

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

Chairman Biscanin noted that Ms. Kline has been a long time resident and owned her own home at one time. She is the elected representative of Juniper Gardens. He told the board that whether they agree with her or not, you must admit that she is ardent in all that she has ever said or done. She is a positive influence in the northeast area for the people she represents. Due to medical issues, she is relocating to be closer to her family.

Ms. Kline noted that she is blessed to be here today as she has had major surgery and is fighting cancer. She is relocating to Atlanta, so her daughter can have a little more peace. She asked if the board would keep things going in Juniper Gardens and if it is torn down, make sure the people have somewhere to go. There are always going to be poor, so make sure they are treated like humans. What she has seen in Juniper Gardens, she hopes never happens again, but with the help of Tom (Scott), Jerry (Glavin) and Tony (Shomin); they

have worked together. Sometimes they agreed and sometimes they did not. She stated that she loves Kansas and really does not want to go, but her fight is over. It takes other people to keep things going. She expressed that she could not have done it by herself and if the people were not ready. Ms. Kline said thank you and keep the work going for her people.

Commissioner Sykes noted that he has known Ms. Kline a really long time and they have had ups and downs. In 2009 she dragged him into Juniper Gardens' issues and he has been happy ever since. She has stood up for her people at Juniper Gardens. She is always out there. It is a bittersweet moment. He indicated that he is here in part due to her efforts. He is glad she was able to make it to the meeting today. In a selfish way, he is glad she is able to go and spend time with her family. He thanked Ms. Kline very much for all she has done. Chairman Biscanin asked that Ms. Kline have a good trip and God bless.

New Business Consent Items

Chairman Biscanin read the titles of Resolution Nos. 3324—3327 and asked if any board member would like to pull an item from consent and have it discussed. Commissioner Warner asked that Resolution No. 3325 be pulled.

Commissioner Watkins made a motion to approve Resolution Nos. 3324, 3326 and 3327. Commissioner McDonald seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, Breitenstein, Duke, Frey, McDonald, Sykes, Warner, Watkins

NAYS: None

ABSENT: Garner, Rhodes

ABSTAIN: None

Motion carried.

Resolution No. 3324, recognizes Maria Torres for her valuable service to the Housing Authority of the City of Kansas City, Kansas.

This resolution recognizes Maria Torres for her valuable service on the Housing Authority Board from November 21, 2013 to August 18, 2016. It officially recognizes and thanks Maria Torres for her valuable contributions to the programs and to the citizens of Kansas City, Kansas.

RESOLUTION NO. 3324—RESOLUTION RECOGNIZING MARIA TORRES FOR HER VALUABLE SERVICE TO THE HOUSING AUTHORITY OF THE CITY OF KANSAS CITY, KANSAS.

Resolution No. 3326, authorizes the donation of 20 refrigerators and 5 ranges.

This resolution authorizes the donation of 20 refrigerators and 5 ranges according to the Housing Authority's procedure for the disposal of personal property. The items donated are listed by manufacturer serial numbers and PHA decal numbers. The appliances are being donated to Habitat for Humanity Re-Store, a non-profit entity providing financial support to Habitat for Humanity.

RESOLUTION NO. 3326—AUTHORITY TO DONATE 20 REFRIGERATORS AND 5 RANGES.

Resolution No. 3327, authorizes the disposal of scrap metal.

This resolution authorizes the disposal of personal property identified by the manufacturer serial numbers and PHA decal numbers. There are 17 ranges and 28 refrigerators being disposed of and the value of this disposal will be determined by scrap metal weight.

RESOLUTION NO. 3327—AUTHORITY TO DISPOSE OF SCRAP METAL.

New Business Discussion Item

Resolution No. 3325, collection loss write-off, was introduced.

Commissioner Warner noted she was looking at the balances that are being written off and noticed some are miniscule, as many are under \$50 and one is for \$.03. She noted that she is curious about the process and what does it cost administratively to carry a \$.03 balance. Mr. Gibson explained that he forgot about the \$.03 balance. He indicated that once a tenant moves out, we apply the security balance. We send them a settlement statement if a forwarding address is provided or it comes back undeliverable if sent to their previous address. These amounts remain outstanding and tenants are not reported to the credit bureaus. Even though they are being written off to the Housing Authority, they remain on our books. If a resident comes back or requests a landlord reference,

a request is made that these amounts be paid. Currently there is a credit balance in the collection loss account and this represents tenants making payments on the collection loss amounts. We still accept collections, but have taken them off our balance sheet. Mr. Gibson noted that the \$.03 could have resulted from the tenant making a payment and technically we have to write off the \$.03. Commissioner Warner questioned if the administrative cost would outweigh the cost of collecting the smaller balances. Mr. Gibson noted that it does not cost anymore to administer a \$.03 balance as it does a \$3,000 balance. We do not report to the credit bureaus, but we do file for non-payment of rent through the court. Commissioner Barber reviewed the additional charges and asked what they were the result of. Mr. Gibson noted that these were essentially move-out charges. High numbers on the rent side show they did not pay rent for a couple of months. Commissioner Frey asked if the housing authority requires a deposit. Mr. Gibson indicated that a \$50 deposit was required from everyone as a fair payment for balances that may occur.

Chairman Watkins made a motion to approve Resolution No. 3325. Commissioner McDonald seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, Breitenstein, Duke, Frey, McDonald, Sykes, Warner, Watkins

NAYS: None

ABSENT: Garner, Rhodes

ABSTAIN: None

Motion carried.

Commissioner McDonald left after the vote.

Section 8 Presentation

Mrs. Draves introduced herself as Director of Section 8 and Ms. Escobar was introduced as Section 8 Coordinator. They provided a brief overview of how the Section 8 program works. Section 8 materials were distributed to the board. Mrs. Draves noted that the Section 8 program is funded by the U.S. Department of Housing and Urban Development (HUD). The Housing Authority enters into an ACC to administer the Section 8 voucher program. The Section 8 program is governed by the Admin Plan that the board reviewed a couple of months ago. Our agency's jurisdiction includes Kansas City, Bonner Springs and

Edwardsville. The housing choice voucher is a tenant based program. The subsidy is tied to the resident and not the unit. The program began in 1937. Every family pays 30% of adjusted income toward rent. Units are inspected through HQS or housing quality standards and rent is approved through rent reasonableness. Mrs. Draves used a visual to demonstrate how the resident, landlord and housing authority are connected. Vouchers, family obligations and housing assistance payment contracts were explained. Payments are made once a month to the landlord. The landlord enforces the lease, the housing authority enforces the rules and regulations of the program and the tenant abides by the rules of Section 8 and the terms of the lease. Communication among all parties is the key. The twelve steps of Section 8 were highlighted.

Ms. Escobar explained what was in the green landlord packet and that there is a mandatory landlord briefing held monthly. There are 375 active landlords on the Section 8 program that receive housing assistance payments on behalf of their tenants. The biggest advantage for participation on the program is that if a tenant loses their income, the program will pay their entire rent for the month. At least \$18 Million has been contributed to Wyandotte County through the Section 8 program. Ms. Escobar noted that in addition to the housing choice voucher program, we also administer: 1) VASH or Veteran's Assisted Supportive Housing where we have 50 vouchers; Project-based housing at DHAL where we have 120 vouchers and the Homeownership Program. She noted the blue housing choice voucher handbook explains these programs further. There are currently 1,425 families on the Section 8 program. There are 135 families are shopping for housing. Have a total of 1,606 vouchers. The Section 8 department is made up of six individuals that activate, brief and maintain program assistance for families.

Commissioner Duke asked if veterans could purchase a home through the Section 8 program. Ms. Escobar noted there is one veteran currently using the program to buy a home. Ms. Draves added that once they are approved for the Section 8 voucher program, they are eligible for the homeownership program. Ms. Escobar noted that the biggest obstacle is being about to qualify for a home loan. However, there are programs available to assist potential homeowners.

Commissioner Watkins asked about the inspection program. Ms. Draves referred him to the green packet that highlights HQS or Housing Quality Standards. Each household must have a rental license from the county which is a more thorough process. Our inspection is visual. Commissioner Watkins asked what more could the board do to assist with this program. He reminded the board that this agency infuses millions of dollars into the local economy through the Section 8 program and many people do not know that. He noted that \$18 Million over the last two years in a large amount. Mr. Scott agreed that this information should be shared with the community, hence the reason for today's presentation.

Commissioner Warner questioned how many are on the waiting list currently and is there a maximum number of HCVs you can offer each year. Ms. Draves noted that we closed the waiting in August 2012 because the waiting list was seven years long. We pulled all the names off the waiting list and are activating and briefing these people now. We hope to open the waiting list next spring. The maximum number of vouchers is 1,606. We have 1,425 that have vouchers and 135 are on the streets shopping right now. Mr. Scott noted that it is to our advantage to lease up at 100 per cent, as we get our admin fees from this. The waiting list is shut off so that we can have a viable waiting list to draw from.

Commissioner Banks questioned if the standards for Section 8 were equal to the standards for someone moving into public housing. Mr. Scott noted there is a slight difference, where we use minimum standards for Section 8 and what he believes to be a different standard for public housing. They are looking at consolidating these standards making Section 8 the same as public housing. We could lose landlords with these changes. We are listening to what would be the benefits to making the changes. Mrs. Draves added that income standards are 50% of minimum household income for Section 8 and 80% of minimum household income for public housing. Chairman Biscanin noted there are differences, but it is a plus for Section 8. The amenities are also different for Section 8. Commissioner Banks asked about how people are taken off Section 8. Mrs. Draves noted they could stay on the program forever if they follow program rules. Ms. Escobar noted there are only 3-4 termination hearings each month and less than half are overturned. Staff tries to correct problems before terminating the lease.

Wrap Up

Chairman Biscanin noted that next Tuesday will be the 10th anniversary of Delaware Highland Assisted Living and he encouraged the board's attendance at the recognition. A special meeting regarding legal matters will be held on September 27, 2016 at the Kansas City, Kansas Housing Authority. The final thing is the board retreat which will be held on from 9am—2:30pm on Saturday, October 15, 2016 at DHAL. Commissioner Banks asked if there was an agenda for the retreat. Mr. Scott noted that he was preparing the agenda and he welcomed board input.

Mr. Gibson clarified that the \$.03 person moved out in December with a \$195.03 balance. She made a \$135 payment in June and another \$60 payment at the end of June. Mr. Gibson made a correction to the security deposit being \$75 instead of \$50 as he originally quoted.

Chairman Biscanin asked board members to complete the evaluation of Mr. Scott and return it to Ms. Randle. He will then review all the evaluations and make a report to the board. Commissioner Watkins asked that Commissioner Rhodes be mailed a copy of the evaluation form.

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

AYES: Banks, Barber, Biscanin, Breitenstein, Duke, Frey, Sykes, Warner, Watkins

NAYS: None

ABSENT: Garner, McDonald, Rhodes

ABSTAIN: None

Motion carried.

John P. Biscanin, Chairman

Milton Scott, Acting Executive Director

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

Thursday, September 27, 2016
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 27th day of September 2016 at 2pm the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in special 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
Rev. Jimmie L. Banks, Commissioner (arrived after roll call)
Jacques Barber, Commissioner (arrived after roll call)
John Breitenstein, Commissioner
Theresa A. Duke, Commissioner
Robert G. Frey, Commissioner
P. Anne McDonald, Commissioner
Timothy J. Rhodes, Commissioner
Alvin Sykes, Commissioner
Linda Warner, Commissioner
Matt Watkins, Commissioner

ABSENT: Tyrone Garner, Commissioner

ALSO PRESENT: Milton Scott, Acting Executive Director
Sean M. Sturdivan, Attorney
Nickolas C. Templin, Attorney

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

Commissioner Watkins made a motion to go into executive session for 30 minutes to discuss a legal matter. Commissioner McDonald seconded the motion and the following vote was recorded:

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

Executive session lasted from 2:03pm—2:33pm. Milton Scott, Sean Sturdivan and Nickolas Templin were in attendance. Commissioners Banks and Barber arrived during executive session.

Commissioner Watkins made a motion to extend executive session for 30 minutes to continue discussion on a legal matter. Commissioner Sykes seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, Breitenstein, Duke, Frey, McDonald, Rhodes, Sykes, Warner, Watkins

NAYS: None

ABSENT: Garner

ABSTAIN: None

Executive session lasted from 2:34pm—3:01pm. Milton Scott, Sean Sturdivan and Nickolas Templin were in attendance.

Commissioner Rhodes made the motion to return to regular session and adjourn the meeting. Commissioner Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, Breitenstein, Duke, Frey, McDonald, Rhodes, Sykes, Warner, Watkins

NAYS: None

ABSENT: Garner

ABSTAIN: None

Motion carried.

John P. Biscanin, Chairman

Milton Scott, Acting Executive Director

**Kansas City, Kansas Housing Authority
Statement of Funds Available
For the Period Ended September 30, 2016**

Description	Rate ^(a)	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$623,031.55	Liberty
Payroll Account	0.00%		\$70,455.43	Liberty
ACH Pymt Account	0.15%		\$5,275.65	Liberty
Rent Depository Account (NEW)	0.00%		\$880,792.49	Brotherhood
Rent Bank Deposit Accounts	0.75%		\$127,599.32	Various
Homeless Prevention Program	0.75%		\$5,472.86	Brotherhood
Sponsorship Program	0.75%		\$20,920.44	Brotherhood
Section 8 Checking (NEW)	0.00%		\$387,782.90	Brotherhood
EPC Replacement Reserve Acct	0.15%		\$38,547.81	Liberty
Community Hsg Inv Group			\$97,168.09	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 October 12, 2016 provided by Banks.

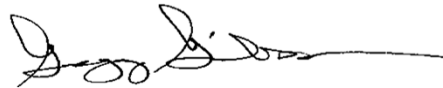
Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Gregg Gibson
Director of Finance

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

	Rent & Other Charges	Repayment Agreements	Net Total
Accounts Receivable (Amounts Delinquent)	\$59,322.92	(\$23,830.49)	\$35,492.43
Total Charges to Tenants for Month			\$413,274.79
Delinquency Ratio			8.59%
Petitioned to Court Last Month (<i># of Summons Issued</i>)			41
Praecipes Issued (<i># on Setout List</i>)			24
Evictions (<i># Set Out</i>)			11
Pending Evictions (<i># Placed on Hold</i>)			0



Gregg Gibson
Director of Finance

Kansas City, Kansas Housing Authority

Payments Over \$1,000.00

For The Month of SEPTEMBER'16

CONTRACT COSTS

Universal Protection Service	\$5,185.20
Universal Protection Service	\$2,503.20
Universal Protection Service	\$2,503.20

MAINTENANCE COSTS

All About Doors & Windows	\$1,036.88
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
Booney's Lawn Service	\$3,075.00
Carpet Corner Inc	\$4,951.19
Carpet Corner Inc	\$2,573.20
Carrier Enterprises, LLC	\$1,456.02
David Henderson dba Economy Lawn & Tree	\$1,025.00
David Henderson dba Economy Lawn & Tree	\$1,025.00
David Henderson dba Economy Lawn & Tree	\$1,025.00
Deere & Company	\$8,382.39
Deffenbaugh Industries Inc	\$3,472.57
Factory Motor Parts Co.	\$1,002.48
Ferguson Enterprises Inc	\$3,332.39
Ferguson Enterprises Inc	\$2,425.24
General Electric Co.	\$1,781.56
Grainger	\$2,903.90
Home Depot Supply	\$3,017.84
Home Depot Supply	\$1,409.97
Home Depot Supply	\$1,069.40
Klemp Electric Machine Co., Inc	\$1,130.70
Lowe's	\$1,441.97
Maintenance USA	\$1,679.44
MC Flooring Inc	\$2,010.00
Midwest Bed Bug Services	\$1,000.00
Minnesota Elevator Inc	\$4,284.80
Minnesota Elevator Inc	\$1,871.20
Olney Sales Inc	\$3,385.00
Oscar's Maintenance Service Corp., LLC	\$2,065.00
Oscar's Maintenance Service Corp., LLC	\$1,675.00
Oscar's Maintenance Service Corp., LLC	\$1,560.00
Oscar's Maintenance Service Corp., LLC	\$1,560.00

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

***MAINTENANCE COSTS* (Cont'd)**

PCS	\$1,417.54
Personal Touch Lawn Service	\$2,415.00
Presto-X	\$1,050.00
Sherwin-Williams Co.	\$4,744.49
Sherwin-Williams Co.	\$4,393.87
Smallwood Locksmiths, Inc	\$1,147.04
SOS Pest Control	\$4,500.00
SOS Pest Control	\$1,350.00
Stanion Wholesale Electric Co.	\$1,033.74
Steamatic of Kansas City	\$9,312.48
Strasser Hardware	\$1,943.37
Supplyworks	\$2,046.17
Three Sons Construction	\$9,700.00
Three Sons Construction	\$8,800.00
Three Sons Construction	\$5,125.00
World and Main (Cranbury), LLC	\$2,482.56
Worldwide Window Fashions	\$4,773.72
Zep Manufacturing Co	\$2,435.64

MISCELLANEOUS COSTS

All Makes Machine Inc	\$2,260.00
AT&T	\$5,110.11
Housing Insurance Service Inc	\$3,015.00
Kinkos Fedex	\$3,676.62
Lockton Companies	\$15,414.25
Mike Price	\$2,249.98
The PI Company	\$2,437.50
Time Warner Cable	\$1,191.41
US Bank Equipment	\$1,330.72
UPCS Annual Inspection	\$3,412.50
WEX Bank	\$3,692.03

OTHER GRANT COSTS

General Electric	\$12,450.00
KBCC, Inc	\$6,250.00
Minnesota Elevator Inc	\$15,497.00
Terracon	\$13,300.00

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

PAYROLL COSTS


AETNA	\$82,565.85
AFLAC Premium Holding	\$2,890.80
AFLAC Premium Holding	\$2,741.92
Colonial Life & Accident	\$4,766.12
Delta Dental	\$4,036.86
Kansas Payment Center	\$1,033.88
Kansas Payment Center	\$1,033.88
KPERS Retirement System	\$29,230.63
KPERS Retirement System	\$29,048.29
Nationwide Retirement	\$3,079.08
Nationwide Retirement	\$3,079.08
UMB Health Savings Acct.	\$3,742.25
UMB Health Savings Acct.	\$3,742.25
W. H. Griffin Trustee	\$1,392.02

INTERBANK TRANSFERS

Liberty Gen Fund to Payroll Transfers	\$175,100.00
Liberty Gen Fund to Payroll Transfers	\$175,900.00
Liberty Gen Fund to ACH Transfers	\$35,900.00
Liberty Gen Fund to ACH Transfers	\$33,300.00
Liberty Gen Fund to ACH Transfers	\$500.00
Liberty Gen Fund to ACH Transfers	\$5,000.00
BBT Gen Fund to Liberty Gen Fund	\$500,000.00
BBT Gen Fund to Liberty Gen Fund	\$175,000.00

UTILITIES COSTS

Board of Public Utilities	\$67,653.36
Board of Public Utilities	\$65,173.73
Board of Public Utilities	\$43,772.95
Constellation New Energy-Gas	\$1,214.18
Kansas Gas Service	\$11,848.77


Gregg Gibson
Director of Finance

**Kansas City, Kansas Housing Authority
Operating Receipts and Expenditures
For Period Ending September 30, 2016**

Due to the timing of receiving bank statements and preparing journal entries for recording the prior month activities and the preparation of these board packets, we do not have reports to provide in advance for the September 30, 2016 operating statement. These reports, however, will be prepared by and distributed at the board meeting date of next Thursday. We appreciate your understanding on the timing of this necessary delay.



Gregg Gibson
Director of Finance

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

CUSTOMER SERVICE & SATISFACTION SURVEY - SEPTEMBER 2016

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
09/01/16	90	10	100	5	5	0	5
09/02/16	175	11	186	7	7	0	4
09/06/16	136	13	149	5	5	0	8
09/07/16	131	17	148	5	5	0	12
09/08/16	101	15	116	6	6	0	9
09/09/16	87	10	97	4	4	0	6
09/12/16	136	23	159	8	8	0	15
09/13/16	96	18	114	6	6	0	12
09/14/16	74	11	85	4	4	0	7
09/15/16	46	7	53	4	4	0	3
09/16/16	120	9	129	5	5	0	4
09/19/16	99	10	109	4	4	0	6
09/20/16	85	15	100	8	8	0	7
09/21/16	109	13	122	9	9	0	4
09/22/16	124	11	135	6	6	0	5
09/23/16	95	19	114	2	2	0	17
09/26/16	84	8	92	3	3	0	5
09/27/16	118	14	132	8	8	0	6
09/28/16	123	6	129	4	4	0	2
09/29/16	135	10	145	4	4	0	6
09/30/16	80	10	90	3	3	0	7
TOTAL	2,164	250	2,414	107	107	0	143

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

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

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

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

	Family	Elderly	Total
Total Vacancy	116	65	181
Units in Mod	2	13	15
Fire Units	4	1	5
Rentable Units	110	51	161
Move-Ins	23	29	52
Move-Outs	36	19	55
Units Available	12	9	21
Units Readied in SEP	27	34	61

October 2016 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 JUNIPER GARDENS	265	223	42	84%	89%
K1-2 ST. MARGARETS PARK	100	84	16	84%	92%
K1-3 CYRUS K. HOLIDAY	60	50	10	83%	87%
K1-4 WYANDOTTE TOWERS	302	291	11	96%	97%
K1-5 BELROSE MANOR	90	78	12	87%	92%
K1-6 Elderly DOUGLAS HEIGHTS	101	95	6	94%	95%
K1-6 Family DOUGLAS HEIGHTS	99	93	6	94%	92%
K1-7 SCATTERED SITES	24	16	8	67%	79%
K1-9 SCATTERED SITES	30	30	-	100%	100%
K1-10 SCATTERED SITES	42	34	8	81%	88%
K1-11 GRANDVIEW PARK	39	37	2	95%	90%
K1-12 CHALET MANOR	66	57	9	86%	88%
K1-13 WELBORN VILLA	80	79	1	99%	99%
K1-14 BETHANY PARK TOWERS	153	146	7	95%	94%
K1-15 SCATTERED SITES	20	19	1	95%	90%
K1-17 GLANVILLE TOWERS	108	104	4	96%	94%
K1-18 ROSEDALE TOWERS	122	112	10	92%	97%
K1-20* WESTGATE TOWERS	163	140	23	86%	80%
K1-21 SCATTERED SITES	8	7	1	88%	50%
K1-22 WESTGATE VILLA	20	19	1	95%	95%
K1-23 SCATTERED SITES	38	38	-	100%	100%
K1-24 PLAZA TOWERS	115	114	1	99%	94%
K1-25 SCATTERED SITES	12	11	1	92%	92%
Sub-Total before Adjustments	2,057	1,877	168	91%	92%
Less: # of Deprogrammed Units	31		31		
Less: # of Units Under Modernization	20		20		
Total Units Available for Occupancy	2,006	1,877	117	94%	94%

(*) Modernization units

MODERNIZATION AND DEVELOPMENT REPORT **OCTOBER 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. The Actual Modernization Cost Certificate has been prepared and sent to HUD to close out this program.

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. The Actual Modernization Cost Certificate has been prepared and sent to HUD to close out this program.

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).

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 is complete. Final inspection has been performed and the floor has been accepted as complete. 2nd floor demolition,

sprinkler piping and framing are complete. All rough-in work is nearing completion. Drywall, painting, door installation and VCT flooring installation are underway. 1st floor restroom work 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. Pre-construction meeting was held on 7.14.16. Play equipment is on order. Concrete slab and curb is complete. Sidewalk to playground is underway.

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. All HVAC units have been installed. Contractor punch list and final inspections are pending.

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. All window components have been replaced. Final inspection was conducted on 9.2.16. Punch list items were corrected and final paperwork is pending.

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

OCTOBER 2016

SUBMITTED BY SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDNIATOR

September 6, 2016 the Public Housing Resident Council met at St. Margaret's Park. There were a total of 31 resident leaders in attendance. Mr. Gregg Gibson, Director and Ms. Kendra Watson, Accounts Receivable Specialist of the KCKHA Finance department were guest speakers. In addition to Mr. Gibson and Ms. Watson, Mr. Chris Goodwin and Ms. Ebony Chapman from Insurance-Pro were also speakers. Mr. Gibson presented updated information on the amendment on the Admission and Continued Occupancy Policy. Mr. Gibson was very detailed about the lease rider that all residents are required to sign. The resident leaders were given a good understanding of how to help residents understand the lease rider.

Mr. Goodwin and Ms. Chapman presented information on Medicare Part A, B, C, and D. Since most of our resident leaders are seniors this information was informative and the resident leaders were able to bring this information back to their individual resident councils.

September 13, 2016 the Resident Commissioner Election was held from 3:00 pm until 7:00 pm at Wyandotte Towers. Residents also had the opportunity to advance vote by mail. There were over 3,000 ballots mailed out to both Public Housing and the Housing Choice Voucher Program. The official election count was held on September 20, 2016 at Wyandotte Towers from 10:00 am until 2:00 pm and was open to the public. There was one candidate that attended the public counting. There were a total of 187 ballots cast both from the mail and those that voted in person.

- Charles Wilson- 65 votes
- Kelly Thomas- 55 votes
- Victor Trammel Jr.- 40 votes
- Douglas Deutscher- 27 votes.

Mr. Charles Wilson a resident from Glanville Towers and also the President of the Glanville Towers Resident Council was the winner of the Resident Commissioner Seat. The Mayor's office was notified of the outcome of the election and we are now awaiting Mr. Wilson's confirmation.

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

Month	Year	Units	HAP
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	817,456
August	2016	1428	842,513
September	2016	1425	835,530
October	2016	1424	842,208

Kansas City, Kansas Housing Authority
Move-Ins and Move-Outs - January 2014 -Sept. 2016

Month	Move-Ins	Move-Outs
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
Jul-16	26	42
Aug-16	31	50
Sept. -16	46	47

