



Agenda

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

Thursday, December 15, 2016 - 12:00 p.m.

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

- I. Roll Call**

- III. Approval of the Minutes**
 - Regular Board Meeting - November 17, 2016

- V. Acting Executive Director's Report**

- VI. Committee Reports**

- VII. New Business Consent Items**
 - A. Resolution No. 3328 Authorizing the Disposal of Scrap Metal**

 - B. Resolution No. 3329 Authority to Donate Refrigerators and Ranges**

- VIII. New Business Discussion Items**
 - A. Resolution No. 3330 Flat Rent Schedule**

 - B. Resolution No. 3331 Security Services at K1-55 Wyandotte Towers**

 - C. Resolution No. 3332 Authorizing PHA Certification of Compliance with FY2017 Annual PHA Plan**

 - D. Resolution No. 3333 Authorizing PHA Certification of Compliance and Approval of the 2017 Capital Fund Program Five-Year Plan**

 - E. Discussion Exploring the Possibility of Partnering with the Greater Kansas March of Dimes**

- VIII. Adjournment**

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

Thursday, November 17, 2016
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 17th day of November 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
Theresa A. Duke, Commissioner
Tyrone Garner, Commissioner
Alvin Sykes, Commissioner
Timothy J. Rhodes, Commissioner
Linda Warner, Commissioner
Matt Watkins, Commissioner

ABSENT:

Rev. Jimmie L. Banks, Vice-Chairman
John Breitenstein, Commissioner
Robert G. Frey, Commissioner
P. Anne McDonald, Commissioner

ALSO PRESENT:

Milton Scott, Acting Executive Director
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
Anthony J. Shomin, Director of Facilities Management
Elaine Stroud, Assistant Director of Housing Management
Donald Johnson, Bethany Towers
Kokovi Lawson, Google Fiber

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

Commissioner Watkins made a motion to approve the minutes of the special meeting held October 15, 2016. Commissioner Barber seconded the motion and the following vote was recorded:

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

Commissioner Warner made a motion to approve the minutes of the regular meeting held October 20, 2016. Commissioner Watkins seconded the motion and the following vote was recorded:

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

Acting Executive Director's Report

- Jackie Randle made contact with Emerick Cross, Unified Government (UG) Commissioner Liaison who instructed her to forward the Housing Authority agenda and minutes to Diana Jimenez for dissemination to the UG Commissioners.
- On November 1, 2016 Milton Scott and Melinda Linnell meet with Christy McMurphy, Acting Executive Director with Kim Wilson Housing and her staff. There will be opportunities to partner with the agency.
- On November 2, 2016 the Housing Authority and Google Fiber launched Gigabet Communities Program at Cyrus K. Holliday. The second launch will take place at Chalet Manor on November 16, 2016. Connecting for Good, The Learning Club and Workforce Partnership will work with our residents in the community lounges. Kokovi Lawson, with Google Fiber, was then introduced to the board. She indicated that she has worked with Jerry Glavin the last couple of months. Google Fiber will place units in each resident's home. The units will give residents access to free Internet service with no strings attached. Residents will be trained on how to use the Internet service through literacy training classes. Chairman Biscanin clarified that the service and devices are free, but there is a cost for the laptops. Ms. Lawson noted that laptops could be purchased through

Surplus Exchange and they come with a one year warranty. Units are hardwired, and be ran wirelessly, as well. Mr. Scott added that laptops can also be purchased through Connecting for Good and residents would be encouraged to visit the community lounges to learn how to best utilize the services provided by Google Fiber. This service will eventually be provided at seven of our family sites. Belrose will be launched before Christmas.

- A guided tour of residential properties and the maintenance shop took place on November 4, 2016 with some of the commissioners. Another tour will be scheduled in the near future.
- Three tickets were purchased for El Centro's 40th anniversary celebration on November 19, 2016. One commissioner has already contacted us for a ticket. Commissioners should give their names at the door for admission. He asked that board members contact us for the remaining two tickets. Chairman Biscanin reminded the board that black tie is optional.
- Chairman Biscanin acknowledged Commissioner Sykes for bringing attention to the Emmitt Till matter which propelled the civil rights movement. Last Tuesday, Commissioner Sykes, scholar and resident of the library, was on hand for a program attended by over 300 people who highlighted the book entitled, *Emmett Till: The Murder that Shocked the World and Propelled the Civil Rights Movement*. This book is being adapted into a screenplay and mini-series featuring Will Smith and Jay-Z.

Committee Reports

Resident Participation

Commissioner Duke provided the board with a written report. She noted that the last training was held at Douglas Heights on November 1, 2016 where Ms. Davis-Mays went over the PIH notices, CFPs and MOUs for them to gain a better understanding. Commissioner Duke provided Ms. Davis-Mays with a plaque from the Brotherhood Incorporation/Kansas Connection, Robert Dorsey/founder and Ben Woods/president. The plaque read, *Thank you for your outstanding contributions to community service*. Chairman Biscanin further thanked Ms. Davis-May for her contributions.

Development

Commissioner Watkins indicated there was no report for this month. They plan to meet before the next board meeting and provide a report in December.

Bylaws

Commissioner Barber passed out a *Request for Comment*. He noted that after the election of Vice-Chair there was some discussion regarding the election of officers. The committee will review the bylaws to go over the procedures for the election of officers, as well as review the bylaws in general. He requested to meet with the Chair and Executive Director to see what their concerns might be for formulating an approach to reviewing the bylaws. Commissioner Barber noted that he has since reviewed the Kansas statues and municipal codes regarding the housing authority's creation. The next step will be to schedule a meeting for the bylaws committee, Chair and Executive Director. He asked the board to return their comments as requested in the *Request for Comment* notice. There will be a status report in December. The Chair asked that the Executive Director get with Commissioner Barber and prepare a schedule for them all to meet.

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

Chairman Biscanin noted there were no resolutions on the agenda today. He asked for a motion for a 30-minute executive session to discuss a personnel matter.

Commissioner Garner asked to make a recommendation to the board. He noted that the Mayor has an initiative for homeless veterans (*he is a veteran*). He asked that staff reach out to Emerick Cross to help out with this initiative. Mr. Scott noted that we issue VASH vouchers to address homelessness with veterans. He noted we would reach out and see what else could be done. Commissioner Watkins noted that both Mayors (James and Holland) have created a Mayor's Initiative and Homeless Coalition to address homelessness. Commissioner Watkins noted that he is the treasurer of the Homeless Coalition. There were 450 homeless veterans identified last year, this year there are 33. Part of this decrease is due to the VASH vouchers. Chairman Biscanin, and Commissioners Barber, Garner and Sykes were identified as veterans.

Commissioner Barber then made a motion to go into executive session for 30 minutes to discuss a personnel matter. Commissioner Rhodes seconded the motion and the following vote was recorded:

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

Motion carried.

Executive session lasted from 1pm-1:30pm.

Commissioner Rhodes made a motion to extend executive session for another 15 minutes. Commissioner Barber seconded the motion and the following vote was recorded:

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

Motion carried.

Executive session lasted from 1:30pm-1:40pm.

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

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

Motion carried.

Chairman Biscanin called for a vote on the Directorship position and salary range for the position that Mr. Milton Scott has been occupying.

Commissioner Watkins made a motion that Mr. Scott be transitioned from Acting Executive Director to Interim Executive Director with a salary commensurate within the salary range for that position, with a 90-day review at the February board meeting. Commissioner Barber seconded the motion and the following vote was recorded:

AYES: Barber, Biscanin, Duke, Garner, Sykes, Warner, Watkins

NAYS: None

ABSENT: Banks, Breitenstein, Frey, McDonald

ABSTAIN: None

Motion carried.

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

AYES: Barber, Biscanin, Duke, Garner, Rhodes, Sykes, Warner, Watkins

NAYS: None

ABSENT: Banks, Breitenstein, Frey, McDonald

ABSTAIN: None

Motion carried.

John P. Biscanin, Chairman

Milton Scott, Acting Executive Director

INTERIM EXECUTIVE DIRECTOR'S REPORT

December 2016

1. On November 28, 2016 I spoke at the Bethany Towers' Tenant Association meeting as a request of Commissioner Alvin Sykes who is also the President of the Association.
2. On December 8, 2016 Melinda Linnell and I attended the Annual State of Digital Inclusion Breakfast that was hosted by Connecting for Good. The event was held at their KCMO location at 3210 Michigan Ave. The event featured a panel discussion which included Dr. Mark Bedell, Superintendent – KCMO Public Schools; Chris Hernandez, Communications Director, City of KCMO; Clyde McQueen, Executive Director – KCMO Full Employment Council and Carole Malottee, Director of AARP Foundation SCSEP.
3. On December 12 and 13, 2016 KCKHA staff will take part in Sexual Harassment Training provided by Housing Television Network (HTVN) as part of our ongoing staff development activities.
4. Our offices will be closed at noon on Friday, December 23, 2016 to allow staff extra time to spend with their families during the holiday season.
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

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

Description	Rate ^(a)	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$778,350.11	Liberty
Payroll Account	0.00%		\$70,481.79	Liberty
ACH Pymt Account	0.15%		\$1,436.15	Liberty
Rent Depository Account (NEW)	0.00%		\$681,522.62	Brotherhood
Rent Bank Deposit Accounts	0.75%		\$55,594.65	Various
Homeless Prevention Program	0.75%		\$5,479.08	Brotherhood
Sponsorship Program	0.75%		\$20,930.18	Brotherhood
Section 8 Checking (NEW)	0.00%		\$186,539.03	Brotherhood
EPC Replacement Reserve Acct	0.15%		\$38,557.47	Liberty
Community Hsg Inv Group			\$152,325.21	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 December 9, 2016 provided by Banks.

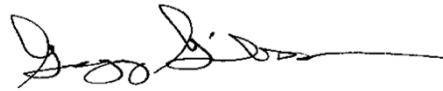
Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Gregg Gibson
Director of Finance

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

	Rent & Other Charges	Repayment Agreements	Net Total
Accounts Receivable (Amounts Delinquent)	\$51,991.95	(\$20,972.56)	\$31,019.39
Total Charges to Tenants for Month			\$414,974.26
Delinquency Ratio			7.48%
Petitioned to Court Last Month (<i># of Summons Issued</i>)			52
Praecipes Issued (<i># on Setout List</i>)			25
Evictions (<i># Set Out</i>)			18
Pending Evictions (<i># Placed on Hold</i>)			3



Gregg Gibson
Director of Finance

Kansas City, Kansas Housing Authority

Payments Over \$1,000.00

For The Month of NOVEMBER'16

CONTRACT COSTS

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

MAINTENANCE COSTS

American Boiler Services Inc	\$1,640.00
American Roofing Inc	\$2,000.00
Best Plumbing Specialities Inc	\$2,234.28
Booney's Lawn Service	\$2,069.00
Booney's Lawn Service	\$1,135.00
Carpet Corner Inc	\$3,479.60
David Henderson dba Economy Lawn & Tree	\$1,925.00
David Henderson dba Economy Lawn & Tree	\$1,025.00
Deffenbaugh Industries Inc	\$3,613.67
Excelsior Mrg & Supply	\$1,294.43
Ferguson Enterprises Inc	\$4,688.34
Ferguson Enterprises Inc	\$2,397.45
General Electric Co.	\$8,119.10
General Electric Co.	\$2,574.88
Goode Developing & Associates, LLC	\$2,050.00
Goode Developing & Associates, LLC	\$1,650.00
Grainger	\$1,012.95
Home Depot Supply	\$3,846.95
Home Depot Supply	\$1,401.24
Home Depot Supply	\$1,366.43
Jeanne Snell's Concrete Solutions, LLC	\$2,710.00
Lippert Mechanical Serv Co	\$3,115.00
Lippert Mechanical Serv Co	\$1,334.99
Maintenance USA	\$2,708.11
McQueeny Group Inc	\$2,857.13
Midwest Bed Bug Services	\$2,200.00
Minnesota Elevator Inc	\$5,505.44
Minnesota Elevator Inc	\$1,022.50
MMC Contractors National Inc	\$1,625.00
Oscar's Maintenance Service Corp., LLC	\$1,885.00
Oscar's Maintenance Service Corp., LLC	\$1,580.00
Oscar's Maintenance Service Corp., LLC	\$1,100.00
PCS	\$2,135.70
PCS	\$1,528.24

Kansas City, Kansas Housing Authority

Payments Over \$1,000.00

For The Month of NOVEMBER'16

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

Precision Plumbing & Construction	\$11,235.00
Precision Plumbing & Construction	\$3,601.00
Presto-X	\$1,350.00
Ready & Reliable Tree Service	\$1,950.00
Sherwin-Williams Co.	\$4,151.90
Sherwin-Williams Co.	\$3,598.44
Smallwood Locksmiths Inc	\$1,500.10
SOS Pest Control	\$1,350.00
Supplyworks	\$1,236.86
Supplyworks	\$1,130.73
Three Sons Construction	\$9,525.00
Three Sons Construction	\$6,250.00
Three Sons Construction	\$4,525.00
Total Filtration Services	\$4,878.56
United Laboratories	\$1,366.88
Worldwide Window Fashions	\$1,923.84

MISCELLANEOUS COSTS

Alexander Open Systems	\$4,348.97
All Makes Machines Inc	\$2,260.00
AT&T	\$6,339.35
Connecting For Good	\$3,500.00
Kinkos Fedex	\$3,894.98
Lockton Companies	\$15,414.25
Mike Price	\$1,725.75
New Village Printing & Promotional	\$2,386.77
Niewedde & Wiens CPA	\$19,175.00
Staples Advantage	\$2,555.23
Staples Advantage	\$2,124.17
The PI Company	\$5,332.00
UPCS Annual Inspection	\$3,796.50
US Bank Equipment	\$1,365.97
WEX Bank	\$3,214.21

Kansas City, Kansas Housing Authority

Payments Over \$1,000.00

For The Month of NOVEMBER'16

OTHER GRANT COSTS

Terracon \$2,797.17

PAYROLL COSTS


AETNA \$83,847.87
Colonial Life & Accident \$4,728.30
Delta Dental \$4,227.05
Kansas Payment Center \$1,033.88
Kansas Payment Center \$1,033.88
KPERs Retirement System \$30,263.76
KPERs Retirement System \$30,090.41
Nationwide Retirement \$3,089.08
Nationwide Retirement \$3,019.08
UMB Health Savings Acct. \$3,822.25
UMB Health Savings Acct. \$3,752.25
W. H. Griffin Trustee \$1,392.02

INTERBANK TRANSFERS

Liberty Gen Fund to Payroll Transfers \$181,600.00
Liberty Gen Fund to Payroll Transfers \$184,000.00
Liberty Gen Fund to ACH Transfers \$36,900.00
Liberty Gen Fund to ACH Transfers \$37,300.00
BBT Gen Fund to Liberty Gen Fund \$500,000.00

UTILITIES COSTS

Board of Public Utilities \$79,173.10
Board of Public Utilities \$35,467.40
Board of Public Utilities \$26,307.77
Constellation New Energy-Gas \$2,222.47
Kansas Gas Service \$5,035.29
Kansas Gas Service \$1,129.23


Gregg Gibson
Director of Finance

Kansas City, Kansas Housing Authority
Operating Receipts and Expenditures
For Period Ending October 31, 2016 ⁽¹⁾

	CEN OFFICE	%	CEN OFFICE	PUBLIC HSG	%	PUBLIC HSG	SECTION 8	%	SECTION 8
	YR TO DATE	58%	BUDGET	YR TO DATE	58%	BUDGET	YR TO DATE	58%	BUDGET
OPERATING INCOME:									
Dwelling Rent				\$2,661,703.14	60%	\$4,414,512.00			
Fraud Recovery Income							\$1,097.00		
Interest Income	\$907.83	175%	\$520.00	\$814.27	94%	\$870.00			
Tenant Income				\$128,801.25	46%	\$281,397.00			
Other Income	\$1,368.94	13%	\$10,500.00	\$75,549.36	61%	\$124,739.00	\$4,305.38	130%	\$3,300.00
Fee for Services - COCC	\$1,219,689.73	61%	\$1,987,498.00						
Management Fees	\$1,160,819.58	56%	\$2,081,604.00			\$443,094.00			
Total Operating Income	\$2,382,786.08	58%	\$4,080,122.00	\$2,866,868.02	54%	\$5,264,612.00	\$5,402.38	164%	\$3,300.00
Operating Subsidy				\$4,525,138.00	61%	\$7,383,526.00			
Prior Year Subsidy									
Section 8 Admin Fees							\$487,282.00	59%	\$831,074.00
Total Operating Receipts	\$2,382,786.08	58%	\$4,080,122.00	\$7,392,006.02	58%	\$12,648,138.00	\$492,684.38	59%	\$834,374.00
OPERATING EXPENSES:									
Administrative Salaries	\$559,615.58	61%	\$912,894.00	\$556,211.81	52%	\$1,067,618.00	\$175,466.32	57%	\$306,853.00
Management Fees				\$836,910.73	58%	\$1,451,521.00	\$194,688.00	55%	\$351,780.00
Other Admin Expenses	\$112,264.17	54%	\$206,298.00	\$113,631.22	69%	\$165,850.00	\$13,759.65	44%	\$31,484.00
Tenant Service Salaries									
Resident Assoc Expenses				\$3,760.00	15%	\$24,862.00			
Other T/S Expenses				\$8,891.69	54%	\$16,599.00			
Utilities	\$17,464.70	62%	\$28,232.00	\$1,340,344.75	52%	\$2,597,846.00			
Maintenance Salaries	\$811,325.23	61%	\$1,329,044.00	\$748,189.57	52%	\$1,445,779.00			
Maint Materials	\$351,774.70	62%	\$565,547.00	\$72,601.63	31%	\$233,460.00	\$715.58	22%	\$3,200.00
Fee for Services - COCC				\$1,219,689.73	61%	\$1,987,498.00			
Other Maint Contracts	\$90,561.67	70%	\$129,000.00	\$699,076.92	71%	\$983,642.00	\$619.42	26%	\$2,400.00
Security Salaries									
Other Security Expense	\$1,897.80	47%	\$4,031.00	\$147,022.20	108%	\$136,613.00			
Insurance	\$66,616.99	61%	\$108,841.00	\$239,668.38	58%	\$412,999.00	\$11,171.28	56%	\$20,098.00
Terminal Leave Payments									
Employee Benefit Contributions	\$461,502.26	59%	\$780,310.00	\$442,481.20	52%	\$854,129.00	\$60,964.57	58%	\$104,278.00
Collection Losses				\$96,087.19	101%	\$95,230.00			
Interest Expense				\$397,941.20	59%	\$678,531.00			
Other General Expense	\$3,890.40	52%	\$7,500.00	\$1,686.49	20%	\$8,641.00	\$15,112.46	59%	\$25,550.00
Total Routine Expenses	\$2,476,913.50	61%	\$4,071,697.00	\$6,924,194.71	57%	\$12,160,818.00	\$472,497.28	56%	\$845,643.00
Extraordinary Maintenance									
Depreciation Expense									
Proceeds from Sale of Equip									
Casualty Losses - Net				\$3,588.90					
Total Operating Expenses	\$2,476,913.50	61%	\$4,071,697.00	\$6,927,783.61	57%	\$12,160,818.00	\$472,497.28	56%	\$845,643.00
Prior Year Adjustments									
Total Operating Expenditures	\$2,476,913.50	61%	\$4,071,697.00	\$6,927,783.61	57%	\$12,160,818.00	\$472,497.28	56%	\$845,643.00
Gain/(Loss) from Operations	(\$94,127.42)		\$8,425.00	\$464,222.41		\$487,320.00	\$20,187.10		(\$11,269.00)

⁽¹⁾ **NOTE:** Due to the early board meeting this month and delays in receiving bank statements and processing month-end data, November financial statements are not ready by the board packet submission deadline. If updated reports are completed prior to the board meeting, they will be distributed at that time.



Gregg Gibson
 Director of Finance

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

CUSTOMER SERVICE & SATISFACTION SURVEY - NOVEMBER 2016

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
11/01/16	121	10	131	4	4	0	6
11/02/16	81	6	87	4	4	0	2
11/03/16	121	9	130	2	2	0	7
11/04/16	131	10	141	4	4	0	6
11/07/16	136	11	147	4	4	0	7
11/08/16	141	13	154	7	7	0	6
11/09/16	117	10	127	4	4	0	6
11/10/16	134	11	145	7	7	0	4
11/14/16	56	7	63	2	2	0	5
11/15/16	135	15	150	8	8	0	7
11/16/16	104	14	118	6	6	0	8
11/17/16	96	9	105	2	2	0	7
11/18/16	56	11	67	6	6	0	5
11/21/16	155	9	164	3	3	0	6
11/22/16	90	14	104	6	6	0	8
11/23/16	135	7	142	4	4	0	3
11/28/16	61	7	68	3	3	0	4
11/29/16	118	11	129	4	4	0	7
11/30/16	53	3	56	1	1	0	3
TOTAL	2,350	225	2,576	90	89	0	131

(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 40% of the service work orders completed
- (b) No Response 58% of the service work orders completed
- (c) Favorable Response 99% 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.

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

	Family	Elderly	Total
Total Vacancy	125	65	190
Units in Mod	2	13	15
Fire Units	4	1	5
Rentable Units	119	51	170
Move-Ins	21	19	40
Move-Outs	27	28	55
Units Available	9	3	12
Units Readied in NOV	13	15	28

REPORT F

November 2016 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 JUNIPER GARDENS	265	223	42	84%	83%
K1-2 ST. MARGARETS PARK	100	86	14	86%	90%
K1-3 CYRUS K. HOLIDAY	60	49	11	82%	83%
K1-4 WYANDOTTE TOWERS	302	282	20	93%	95%
K1-5 BELROSE MANOR	90	79	11	88%	87%
K1-6 Elderly DOUGLAS HEIGHTS	101	95	6	94%	95%
K1-6 Family DOUGLAS HEIGHTS	99	90	9	91%	92%
K1-7 SCATTERED SITES	24	14	10	58%	67%
K1-9 SCATTERED SITES	30	30	-	100%	100%
K1-10 SCATTERED SITES	42	32	10	76%	76%
K1-11 GRANDVIEW PARK	39	36	3	92%	95%
K1-12 CHALET MANOR	66	60	6	91%	83%
K1-13 WELBORN VILLA	80	78	2	98%	99%
K1-14 BETHANY PARK TOWERS	153	148	5	97%	98%
K1-15 SCATTERED SITES	20	18	2	90%	95%
K1-17 GLANVILLE TOWERS	108	104	4	96%	97%
K1-18 ROSEDALE TOWERS	122	110	12	90%	91%
K1-20* WESTGATE TOWERS	163	146	17	90%	90%
K1-21 SCATTERED SITES	8	3	5	38%	63%
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%	97%
K1-25 SCATTERED SITES	12	11	1	92%	92%
Sub-Total before Adjustments	2,057	1,865	192	91%	91%
Less: # of Deprogrammed Units	31		31		
Less: # of Units Under Modernization	20		20		
Total Units Available for Occupancy	2,006	1,865	141	93%	94%

(*) Modernization units

MODERNIZATION AND DEVELOPMENT REPORT **DECEMBER 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. 2nd floor is nearing completion. Cabinet and countertop installation is underway in the units. Common area corridor and recreation room remodeling, electrical, painting and VCT floor installation in underway. 1st floor restroom remodel is complete. 1st floor drywall framing and installation is complete.

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. Playground equipment, surface installation and concrete sidewalk installation is complete and has been inspected. Sodding of disturbed area is pending weather permitting.

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.

The following project is complete: K1-57 Westgate Tower(20), Window Improvement

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 complete. Project is complete. Closeout paperwork is pending.

2015 Capital Fund Program Budget Revision

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

K1-51 Development Activities	\$50,000
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And the funds will be applied to the budget line item needing funding:

K1-ALL Architecture and Engineering	\$50,000
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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. Notice to Proceed was issued on September 12th, 2016. Core drilling, conduit and wire pull is complete at Westgate and Wyandotte. Core drilling is underway at Bethany.

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

DECEMBER 2016

SUBMITTED BY

SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

The Public Housing Resident Council met on November 2, 2016 at Douglas Heights High-Rise. There were a total of 18 resident leaders that attended this meeting. The topic of the training was tenant rights.

On November 10, 2016 I attended a round table discussion at the HUD Regional Office. This workshop entailed best practices of individual housing authority's Family Self-Sufficiency (FSS) Programs. There are some housing authorities that do not have the traditional FSS Program; however, the workshop gave good information on how to manage programs and client engagement.

On November 22, 2016 I met with the Director of the Housing Choice Voucher Program at the Kansas City, Missouri Housing Authority. I was invited to this meeting to give a history of the FSS Program during the time I was an employee of the Kansas City, Missouri Housing Authority.

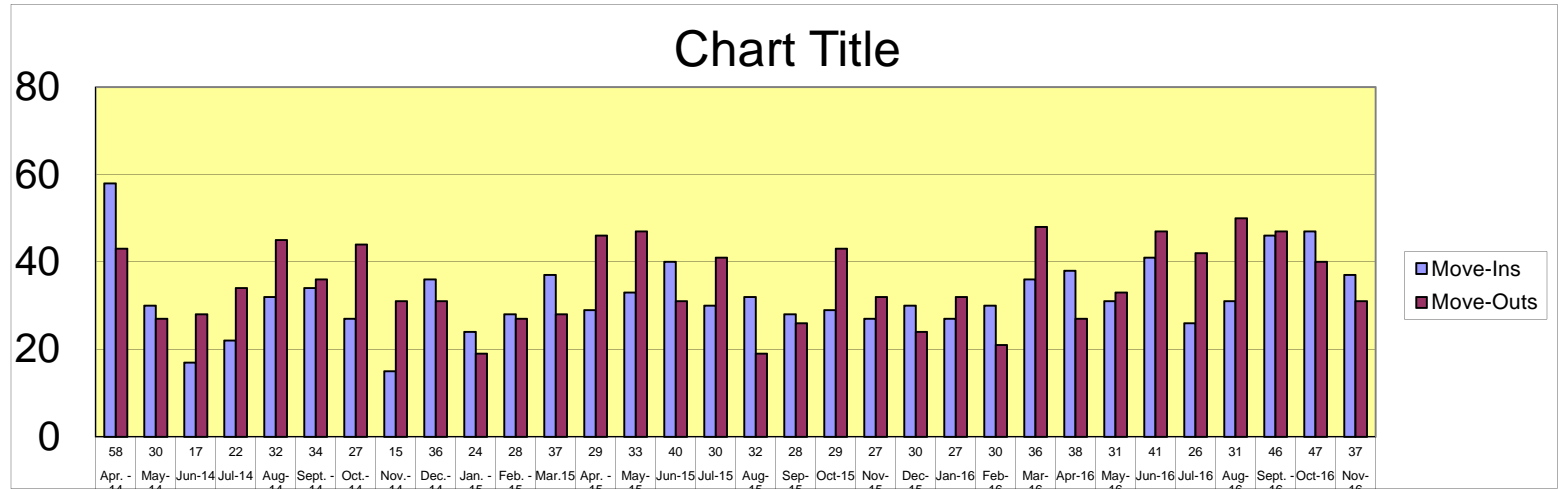
The Section 3 Program is still in the process of being revamped. I am working with Dr. Mary E. McConnell from the University of Missouri Kansas City to help with writing a curriculum for the Section 3 Program.

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

Month	Year	Units	HAP
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
November	2016	1436	847,693
December	2016	1459	867,016

Kansas City, Kansas Housing Authority
Move-Ins and Move-Outs - March 2014 -Nov. 2016

Month	Move-Ins	Move-Outs
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
Oct-16	47	40
Nov-16	37	31



KANSAS CITY, KANSAS HOUSING AUTHORITY
BOARD OF COMMISSIONER'S MEETING
DECEMBER 15, 2016

New Business Consent Item: Authorizing the Disposal of Scrap Metal
Resolution Number 3328

BACKGROUND:

From time to time, the Housing Authority identifies appliances that are inoperative and should be sold for scrap metal in accordance with the agency's procedure for the disposal of personal property. Board approval is required to dispose of these items.

CURRENT ISSUE:

The Housing Authority needs to dispose of 6 refrigerators and 20 ranges as listed and identified by manufacturer serial numbers and PHA decal numbers. The amount to be received for such disposal will be determined by scrap metal weight.

Refrigerators

PHA#	Serial #
12244	GH734133
305459	LH794483
300912	BA41396913
13624	FD742780
305450	LH812810
305288	ZG773514

Ranges

PHA#	Serial #
302587	FM198371Q
300295	AF119027P
300355	FD198372
131910	DD195148Q
302771	302771
14325	DD15032Q
300426	ZG115157P
300254	300254
301912	301912
11058	168710R
12401	12401
16328	AF119302P
400466	HD824893
16215	FD198325
300255	AF118905P
300356	FD198362
302560	302560
300492	FD196768Q
302592	302592
302963	AV1326088

BOARD ACTION:

Approve Resolution 3328, if Appropriate.

Resolution Number 3328

BE IT RESOLVED that the Board of Commissioners of the Kansas City, Kansas Housing Authority (KCKHA) authorizes the Disposal of 6 refrigerators and 20 ranges identified by the manufacturer serial numbers and PHA decal numbers.

NOW, THEREFORE, the Board of Commissioners does hereby approve Resolution 3328, authorizing the Disposal of Scrap Metal.

KANSAS CITY, KANSAS HOUSING AUTHORITY
BOARD OF COMMISSIONER'S MEETING
December 15, 2016

New Business Consent Item: Authority to Donate Refrigerators and Ranges
Resolution Number 3329

BACKGROUND:

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 Board approval to donate the appliances in "as is" condition to Habitat for Humanity Re-store, a non-profit entity providing financial support to Habitat for Humanity.

CURRENT ISSUE:

The Housing Authority needs to dispose of 9 refrigerators and 2 ranges listed and identified by the manufacturer serial numbers and PHA decal numbers. By donating these appliances, it provides a small value to a non-profit entity which utilizes its funds to build and sell affordable houses in the community.

Refrigerators

PHA#	Serial #
12244	GH734133
305459	LH794483
300912	BA41306913
13624	FD742780
305450	LH812810
305288	ZG773514

Ranges

PHA#	Serial #
300638	FD196593Q
13891	DD195110Q

BOARD ACTION:

Approve Resolution 3329, if Appropriate.

Resolution Number 3329

BE IT RESOLVED that the Board of Commissioners of Kansas City, Kansas Housing Authority (KCKHA) authorizes the donation of 9 refrigerators and 2 ranges to Habitat for Humanity Re-Store.

NOW, THEREFORE, the Board of Commissioners does hereby approve Resolution 3329, authorizing the donation of 9 refrigerators and 2 ranges in "as is" condition to Habitat for Humanity Re-Store.

KANSAS CITY, KANSAS HOUSING AUTHORITY
BOARD OF COMMISSIONER'S MEETING
DECEMBER 15, 2016

New Business Discussion Item: Flat Rent Schedule

Amends Resolution 3260: 2014 Annual Plan Significant Change Flat Rent
Resolution Number 3330

BACKGROUND:

Congress passed and the President signed into law Section 238 of Title II of P.L. 113-235, the Department of Housing and Urban Development Appropriations Act of 2015 which amended Section 210 of Title II of P.L 113-76, the Department of Housing and Urban Development Appropriations Act of 2014;

The FY 2015 Appropriations Act further amended the public housing rent requirements for flat rents. Specifically, the statute was amended to require that flat rents must be set at no less than 80 percent of the applicable fair market rental established under section 8(c) of this Act;

If a new flat rent amount for a unit increased a family's existing rental payment by more than 35 percent, then the new flat rent amount was required to be phased in as necessary to ensure that the family's existing rental payment did not increase by more than 35 percent annually;

The Fair Market Rents (FMRs) are gross rent estimates that cover the rent plus the cost of all necessary utilities regardless of who actually pays the utilities families responsible for making direct utility payments to the utility company, for utilities paid directly to the utility supplier by the resident, KCKHA must adjust the flat rent amount downward, using a utility allowance, to account for reasonable utility costs of an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment;

HUD regulations at 24 CFR 960.253(a) requires PHAs to annually give families the option to choose between paying the flat rent or the income-based rent, and stipulates that PHAs may not give families the option more than once per year, except in the case that the family has chosen the flat rent and experiences a financial hardship. Further, 24 CFR 960.253(e) stipulates that PHAs provide sufficient information to allow a family to make an informed choice regarding rent options.

CURRENT ISSUE:

After consultation with HUD's Kansas Regional Office, HUD staff concurred with KCKHA staff to make all flat rents equal to 80% of the FMR as shown by AMP 51-57 (**see attachments**). Currently we use a graduated scale of 80%, 85%, or 90% of the FMR as shown by based on location and area amenities dated 10/1/2014 (**see attachment**). The housing authority has experienced an increase in the number of Residents that have moved out as a result of their rent increasing to 85% or 90% of the FMR. To reduce the potential turnover, and to improve tenant retention, KCKHA wants to maintain its FMR's at 80% at all its sites. This change will only effect those residents that are currently above 80% at all sites.

Those residents could see a reduction in the contract rent. We will no longer need to factor in a required Phase in of 35% with this change.

BOARD ACTION:

Approve Resolution 3330, if Appropriate.

Resolution Number 3330

BE IT RESOLVED that the Board of Commissioners of the Kansas City, Kansas Housing Authority (KCKHA) approves Resolution 3330, adopting the Flat Rent Schedule at 80% of the Fair Market Rents established by HUD and will be effective January 1, 2017.

NOW, THEREFORE, the Board of Commissioners does hereby approve Resolution 3330, adopting the Flat Rent Schedule at 80% of the Fair Market Rents established by HUD and will be effective January 1, 2017.

Kansas City, Kansas Housing Authority

Proposed Flat Rents by Location

to be in Effect at October 1, 2014 (to be approved at Aug 2014 KCKHA Board Meeting)

		Flat Rents Effective 1/1/2015			Non-Citizen ProRate Effective 1/1/2015		
		Flat Rent Amounts per Location			Maximum Rent Amounts per Location		
BR	FMR	80%	85%	90%	80%	85%	90%
0	534	427	454	481	406	431	457
1	687	550	584	618	523	555	587
2	852	682	724	767	648	688	729
3	1168	934	993	1051	887	943	998
4	1300	1040	1105	1170	988	1050	1112
5	1495	1196	1271	1346	1136	1207	1279
6	1690	1352	1437	1521	1284	1365	1445

AMP	Location	%
1	Juniper Gardens	85
2	St Margaret's Park	85
3	Cyrus K Holliday	85
4	Wyandotte Towers	90
5	Belrose Manor	80
6	Douglas Heights (Family)	85
7	Scattered Sites	80
9	Scattered Sites	80
10	Scattered Sites	85
11	Grandview Park	85
12	Chalet Manor	85
13	Welborn Villa	80
14	Bethany Park Towers	90
15	Scattered Sites	80
16	Douglas Heights (Elderly)	90
17	Glanville Towers	90
18	Rosedale Towers	90
20	Westgate Towers	90
21	Scattered Sites	85
22	Westgate Villa	85
23	Scattered Sites	80
24	Plaza Towers	90
25	Scattered Sites	80
26	Scattered Sites	85

Increase for Flat Rents 2015 and 2016

35% Increase		
	1 year	2 year
0	324	437
1	462	624
2	536	724
3	656	886
4	680	918
5	776	1048
6	976	1318

AMP 51

Juniper Gardens

Development KS001-051				
Juniper Gardens Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
One Bedroom	\$772	\$618	\$43	\$575
Two Bedroom	\$946	\$757	\$45	\$712
Three Bedroom	\$1293	\$935	\$49	\$886
Four Bedroom	\$1463	\$1035	\$52	\$983

AMP 52

Belrose Manor & St Margaret's

Development KS001-052				
Belrose Manor Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
One Bedroom	\$772	\$618	\$74	\$544
Two Bedroom	\$946	\$757	\$81	\$676
Three Bedroom	\$1293	\$935	\$93	\$842
Four Bedroom	\$1463	\$1035	\$104	\$931
Five Bedroom	\$1683	\$1347	\$113	\$1234

Development KS001-052				
St Margaret's Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
One Bedroom	\$772	\$618	\$44	\$574
Two Bedroom	\$946	\$757	\$47	\$710
Three Bedroom	\$1293	\$935	\$50	\$885
Four Bedroom	\$1463	\$1035	\$54	\$981
Five Bedroom	\$1683	\$1347	\$57	\$1290

AMP 53

Cyrus K, Chalet Manor & Douglas Heights

Development KS001-053				
Cyrus K. Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
One Bedroom	\$772	\$618	\$43	\$575
Two Bedroom	\$946	\$757	\$46	\$711
Three Bedroom	\$1293	\$935	\$50	\$885
Four Bedroom	\$1463	\$1035	\$54	\$981
Five Bedroom	\$1683	\$1347	\$58	\$1269

Development KS001-053				
Chalet Manor Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
Two Bedroom	\$946	\$757	\$48	\$709
Three Bedroom	\$1293	\$935	\$51	\$884
Four Bedroom	\$1463	\$1035	\$55	\$980
Five Bedroom	\$1683	\$1347	\$59	\$1288

Development KS001-053

Douglas Heights Family Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
Two Bedroom	\$946	\$757	\$47	\$710
Three Bedroom	\$1293	\$935	\$50	\$885
Four Bedroom	\$1463	\$1035	\$54	\$981
Five Bedroom	\$1683	\$1347	\$58	\$1269

AMP 54

**Scattered Site K1-7, K1-9, K1-10, K1-15, K1-21, K1-26, Troup, Freeman,
Washington, New Jersey, Lyons, 11th St., Boeke & North Coy**

Development KS001-054				
Scattered Site K1-7 Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
Three Bedroom	\$1293	\$935	\$108	\$827

Development KS001-054				
Scattered Site K1-9, Troup, Freeman,1319 & 1321 Washington Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
Two Bedroom	\$946	\$757	\$46	\$711
Three Bedroom	\$1293	\$935	\$49	\$886
Four Bedroom	\$1463	\$1035	\$53	\$982
Five Bedroom	\$1683	\$1347	\$57	\$1290

Development KS001-054				
K1-9 Scattered New Jersey, Lyons, 1315 & 1317 Washington Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
Two Bedroom	\$946	\$757	\$89	\$668
Three Bedroom	\$1293	\$935	\$100	\$835
Four Bedroom	\$1463	\$1035	\$113	\$922
Five Bedroom	\$1683	\$1347	\$127	\$1220

Development KS001-054				
K1-10 Scattered 322, 324, 326, 328, 330. 332 N. Coy Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
Three Bedroom	\$1293	\$935	\$38	\$897
Four Bedroom	\$1463	\$1035	\$41	\$994

Development KS001-054				
K1-10 Scattered Boeke Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
Three Bedroom	\$1293	\$935	\$51	\$884

Development KS001-054				
K1-15 Scattered Site Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
Three Bedroom	\$1293	\$935	\$163	\$772
Four Bedroom	\$1463	\$1035	\$193	\$842
Five Bedroom	\$1682	\$1347	\$216	\$1131
Six Bedroom	\$1901	\$1526	\$237	\$1289

Development KS001-054				
K1-21 Scattered Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
Two Bedroom	\$946	\$757	\$155	\$602

Development KS001-054				
K1-26 Scattered 2Juniper Houses Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
Three Bedroom	\$1293	\$935	\$163	\$772

AMP 55

Wyandotte Towers

Development KS001-55				
Wyandotte Towers Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment Utilities Included	Flat Rent Amount
Efficiency	609	\$488	00	\$488
One Bedroom	772	\$618	00	\$618
Two Bedroom	946	\$757	00	\$757

AMP 56

Bethany Towers, Douglas Heights, Rosedale Towers & Glanville Towers

Development KS001-56				
Bethany Towers Douglas Heights Glanville Towers Rosedale Towers Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment Utilities Included	Flat Rent Amount
Efficiency	609	\$488	00	\$488
One Bedroom	772	\$618	00	\$618
Two Bedroom	946	\$757	00	\$757

AMP 57

Welborn Villa, Westgate Villa, Westgate Towers & Plaza Towers

Development KS001-57				
K1-13 Welborn Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
One Bedroom	772	\$618	\$76	\$542
Two Bedroom	946	\$757	\$107	\$650

Development KS001-57				
Westgate Villa Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment	Flat Rent Amount
One Bedroom	772	\$618	\$128	\$490
Two Bedroom	946	\$757	\$154	\$603

Development KS001-57				
Westgate Tower Plaza Towers Bedroom Size	Fair Market Rent Effective 10/1/2016	80% of FMR	Utility Adjustment Utilities Included	Flat Rent Amount
One Bedroom	772	\$618	00	\$618
Two Bedroom	946	\$757	00	\$757

KANSAS CITY, KANSAS HOUSING AUTHORITY
BOARD OF COMMISSIONER'S MEETING
December 15, 2016

New Business Discussion Item: Security Services at K1-55 Wyandotte Towers
Resolution Number 3331

BACKGROUND:

The Housing Authority's current security contract with Universal Protection Services, LLC will expired on January 31, 2017. Therefore a new security contract is needed.

On the 20th day of October, 2016 proposals were open for the security services at K1-55 Wyandotte Towers. The work consists of: monitoring the security monitor's desk at K1-55 Wyandotte Towers and its software systems that monitor all high-rise locations for fire and emergency notification systems; receiving after-hour calls for service consisting of lockouts, maintenance and emergency services for all public housing sites; screen visitors to Wyandotte Towers; observe behavior in common area of Wyandotte Towers; and maintain a daily log of activities. Security services are to be provided 24 hours a day, 7 days a week, and 365 days a year. The proposal also requested an add alternate position to provide a roving security guard assigned to Wyandotte Towers from 4 PM to 12 AM nightly.

The Request for Proposal was advertised through several local publications. Proposal was posted on the Housing Authority's website and mailed directly to several security firms. There were two security firms that submitted a proposal:

Kansas City Ultimate Security, Inc.
Titan Protection & Consulting

Kansas City, Missouri
Overland Park, Kansas

A committee was formed that evaluated and scored the bids. The proposals were scored per the criteria in the request for proposal.

CURRENT ISSUE:

The current contract with Universal Protection Services, LLC will end on January 31, 2016. The review committee evaluated and scored the proposals from Kansas City Ultimate Security, Inc. and Titan Protection & Consulting. Although given that Kansas City Ultimate Security, Inc. bid for service was \$178,920.00; it is a minority owned business and has its Section 3 Certificate Ownership and employee which made it competitive. Due to our current financial situation the low bid submitted by Titan Protection & Consulting is the recommendation of the Housing Authority of Kansas City, Kansas.

The Housing Authority ask the Board to authorize the agency to enter into a contract for basic security services with Titan Protection & Consulting but excluding the option to add the alternate position to provide a roving security guard assigned to Wyandotte Towers from 4 PM to 12 AM nightly.

This will provide security services at K1-55 Wyandotte Towers, for a two-year contract in the amount of \$159,859.20 per year.

BOARD ACTION:

Approve Resolution 3331, if Appropriate.

Resolution Number 3331

BE IT RESOLVED that the Board of Commissioners of the Kansas City, Kansas Housing Authority (KCKHA) approves Resolution 3331, authorizing a two-year contact in the amount of \$159,859.20 with Titan Protection & Consulting for basic security services effective February 1, 2017.

NOW, THEREFORE, the Board of Commissioners does hereby approve Resolution 3331, authorizing a two-year contact in the amount of \$159,859.20 with Titan Protection & Consulting for basic security services effective February 1, 2017.

KANSAS CITY, KANSAS HOUSING AUTHORITY
 BOARD OF COMMISSIONER'S MEETING
 December 15, 2016

VENDORS	Experience at monitoring of security systems	Security plan: Preventing criminal & drug activity, identify	Log & incident reports	Security Staff	References (min of 3)	Housing Authority Experience	Location of Firm	Manual on policies, procedures, etc.	Price	Employment & training opportunity
Kansas City Ultimate security, Inc.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Titan Protection and Consulting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Kansas City Ultimate Security: \$178,920.00

- Respondent is Section 3-certificate Ownership and employee
- Small business – local connections with the community
- Minority owned company
- Better Business Bureau rated them an A+

Titan Protection & Consulting: \$159,859.20

- Large business - Works more with large companies
- Not a member of the Better Business Bureau

- The difference between both bids per year is \$19,060.80 with Kansas City Ultimate higher.
- Current contract for Security Services is with Universal Protection Services, LLC in 2015 we spent \$130,898
 - Due to our current financial situation the low bid submitted by Titan Security is recommend for approval.

**Certifications of Compliance with
 PHA Plans and Related Regulations
 (Standard, Troubled, HCV-Only, and
 High Performer PHAs)**

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
 Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 4-1-2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Kansas City, Kansas Housing Authority

KS001

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 17

5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Title

John P. Biscanin

Board Chairperson

Signature

Date

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

The Kansas City, Kansas Housing Authority

KS001

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title Board Chairperson

John P. Biscanin

Signature

Date

KANSAS CITY, KANSAS HOUSING AUTHORITY
BOARD OF COMMISSIONER'S MEETING
December 15, 2016

New Business Discussion Item: Authorizing PHA Certification of Compliance and Approval of the 2017 Capital Fund Program Five Year Plan.
Resolution Number 3333

BACKGROUND:

HUD requires PHA's that participate in the Capital Fund Program (CFP) to submit a five year plan showing capital improvements proposed over the next five years. A fixed five year plan or a rolling five year can be utilized. The KCK Housing Authority utilizes a rolling five year plan that requires annual Board of Commissioners approval. The current five year plan is generated utilizing input from residents in three planning meetings, input from management and maintenance staff, and needs assessments for the Housing Authority developments.

The public is given a 45 day period to comment on the proposed 2017 Capital Fund Program Five Year Plan. A public hearing was held on December 7th, 2016 at 4:30 PM to discuss the Housing Authority's Annual Plan and the proposed 2017 Capital Fund Program Five Year Plan. Comments received in the 45 day period and the public hearing are incorporated into the five year plan as needed.

The plan will be submitted to HUD for their review after approval by the Housing Authority. Once HUD has approved the plan and Congress decides on funding appropriation, HUD will notify the Housing Authority of the amount of the 2017 CFP Grant and send out Annual Contributions Contracts (ACC) for signature. Funding is then available for obligation and expenditure in May to September of 2017.

CURRENT ISSUE:

HUD requires that the Board of Commissioners of the Housing Authority pass a resolution approving the proposed 2017 Capital Fund Program five year plan and submit the following certifications: Certifications of PIC Data; Disclosure of Lobbying Activities Standard Form; Civil Rights Compliance Form; and Certification of Compliance with Public Hearing Requirements.

BOARD ACTION:

Approve Resolution 3333, if Appropriate.

Resolution Number 3333

BE IT RESOLVED that the Board of Commissioners of the Kansas City, Kansas Housing Authority (KCKHA) approves Resolution 3333, the 2017 Capital Fund Program Five-Year Plan and submission of all required certification forms.

NOW, THEREFORE, the Board of Commissioners does hereby approves Resolution 3333, the 2017 Capital Fund Program Five-Year Plan and submission of all required certification forms.

KANSAS CITY KANSAS HOUSING AUTHORITY
BOARD OF COMMISSIONERS' MEETING
December 15, 2016

New Business Discussion Item: Discuss the possibility of exploring in conjunction with the Greater Kansas March of Dimes a Healthy Start in Housing pilot initiative.

BACKGROUND:

Danielle Jones, Maternal Child Health Director, Greater Kansas March of Dimes was referred to the Kansas City, Kansas Housing Authority by Commissioner Linda Warner. Ms. Jones made a presentation to the staff regarding its 2017-2020 Mission Investment Plan that focuses on premature birth rates in Kansas and in particular Wyandotte County as part of its national study.

The Greater Kansas March of Dimes is putting out a Request For Proposal (RFP) for projects that support stabilized housing with coordinated case management for at risk/high risk pregnant women. The grant is due February 1, 2017 with Award notifications in March 2017. The grant cycle is April 2017 – 2018, and it requires 6 month and 12 month outcome reporting and is eligible for renewal up to 3 years with the hopes that the pilot program will sustain itself.

CURRENT ISSUE:

The Kansas City, Kansas Housing Authority sees this as an opportunity to work with its partners in the community to develop a Healthy Start in Housing pilot initiative. The agency works with other partners including Sabrina Boyd of Family Conservancy, to provide such supportive services programs. Staff intends to explore several options for locating an ongoing subsidy for this pilot program, which will be necessary to make the project fiscally viable. Staff is looking into the possibility of HUD funding as part of the Family Unification program (FUP) which is a component of the Housing Choice Voucher program or its current Housing Choice Voucher program.

In addition, the Kansas City, Kansas Housing Authority will identify potential community partners who will be able to provide case management services. Also, these efforts will better position the agency to submit a grant application to the Greater Kansas March of Dimes as part of the Healthy Start in Housing pilot initiative.

BOARD ACTION:

Discuss and consider authorizing the Kansas City, Kansas Housing Authority to pursue options to develop this pilot program and to bring it back to the Board for approval.