



Agenda

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

Thursday, January 19, 2017 - 12:00 p.m.

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

- I. Roll Call**
- II. Approval of the Minutes**
 - Regular Board Meeting - December 15, 2016
- III. Interim Executive Director's Report**
- IV. Committee Reports**
- V. Old Business Discussion Items**
 - A. Resolution No. 3331 Security Services at K1-4 (AMP 55) Wyandotte Towers**
- VI. New Business Consent Items**
 - None
- VII. New Business Discussion Items**
 - None
- VIII. Executive Session**
- IX. Adjournment**

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

Thursday, December 15, 2016
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 15th day of December 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, Vice-Chairman
Jacques Barber, Commissioner
John Breitenstein, Commissioner
Theresa A. Duke, Commissioner
P. Anne McDonald, Commissioner
Alvin Sykes, Commissioner
Timothy J. Rhodes, Commissioner
Linda Warner, Commissioner
Matt Watkins, Commissioner

ABSENT: Robert G. Frey, Commissioner
Tyron Garner, Commissioner

ALSO PRESENT: Milton Scott, Interim 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
Anthony J. Shomin, Director of Facilities Management
Elaine Stroud, Assistant Director of Housing Management
Danielle Jones, Greater Kansas March of Dimes

Chairman Biscanin called the meeting to order and roll call was taken. Commissioner Banks made a motion to approve the minutes of the regular meeting held November 17, 2016. Commissioner Watkins seconded the motion and the following vote was recorded:

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

NAYS: None

ABSENT: Frey, Garner

ABSTAIN: None

Motion carried.

Interim Executive Director's Report

- On November 28, 2016 I spoke at the Bethany Park Towers Tenant Association meeting at the request of Commissioner Alvin Sykes who is also the President of the Resident Association.
- 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 Avenue. 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.
- On December 12th and 13th, 2016 KCKHA staff was scheduled to take part in Sexual Harassment Training provided by Housing Television Network (HTVN) as part of our ongoing staff development activities.
 - Due to technical difficulties, the classes were cancelled and will be re-scheduled at the earliest available time.
- All KCKHA offices will close at noon on Friday, December 23, 2016 to allow staff extra time to spend with their families during the holiday season.
- Commissioner Rhodes questioned line item on Page 10 of the report. He wondered why the PCS amount is so high. Tony Shomin explained that the line item is the sum of several invoices.
- Commissioner McDonald mentioned attending the CHWC Christmas Party. She added that it was imperative that we hold sexual harassment training, and the sooner, the better. Mr. Scott explained that the training was being offered by Housing Television Network (HTVN) and would last two hours. He indicated it was a pre-recorded broadcast and there would be time for questions and interaction. Commissioner Warner questioned if this training would be provided to new hires. Mr. Scott indicated that new hires will get a review of the orientation after three months and we are looking at incorporating sexual harassment training in the new hire

orientation and then annually for all staff. Vice-Chairman Banks asked about signage relating to sexual harassment. Mr. Scott noted that signs are located at housing authority properties, and we are in the process of making bookmarkers to handout, as well. Commissioner McDonald asked if board members could attend the webinar. Mr. Scott indicated they could attend the training and would be notified of when the training will take place.

- Vice-Chairman Banks noted that Mr. Scott has attended and presented at the Baptist Minister's Union meeting. He noted that every pastor has someone living in public housing, so this is a good out reach.

Committee Reports

Resident Participation

Commissioner Duke provided the board with a written report. She noted that Bethany Park Towers has a huge kiln and molds that are not currently being used. The Resident Association there would like to use that room for a computer lab and therefore would like to donate the kiln and other materials to a family-site where children could use it for arts and crafts. Commissioner Watkins suggested Steve Curtis as a contact. He is with Accessible Arts and may be able to help forming regular classes for the children to use the kiln and learn skills from experts.

Development

Commissioner Watkins reported the committee met briefly for the RFP regarding the potential to bring in experts in the area of facilitating the HA in replacing the maintenance building. The RFP went out Friday, December 9, 2016 and will be open until January 4, 2017.

Commissioner Watkins went on to say the new maintenance building is the most pressing issue for the committee right now and asked for volunteers on the board to help rate the RFP's once the deadline passes. An ad-hoc committee was formed to do the rating/evaluations of submissions. The ad-hoc committee is: Commissioners Watkins, Barber, Biscanin, Breitenstein, Rhodes and McDonald.

Bylaws

Commissioner Barber reported he met with the Board Chairperson and Interim Executive Director to get their perspectives on any policy changes and/or matters that needed addressed in the by-laws. He reported that many topics were discussed and Mr. Scott provided a draft copy of suggested changes.

Commissioner Watkins suggested that other quasi-government entity by-laws be obtained and read for potential ideas and language. Commissioner Barber asked that all board members give thought and their ideas as well. Mr. Scott mentioned that the bylaws should address the issue of conflict of interest.

Finance

Commissioner McDonald reported that the IRS conducted a surprise audit of 2015 employment records. The audit was due to the KCKHA being randomly selected and the auditor was happy with the documentation provided and was only here a day instead of the anticipated three days. Sometime at the beginning of 2017 there will be another visit and notification on the audit report.

McDonald then reported that there is good news regarding the FY2016 funding. We created our budget based on an assumption that the federal funding would be 86%. We were notified that the funding is actually going to be 90.2% resulting in a net amount of \$384,519.

The FY18 budget will be ready for the March 2017 board meeting. The next Finance Committee meeting will be held at the end of February.

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

Chairman Biscanin discussed re-evaluating the committees and members serving on the committees. He recommended that any board member with ideas or willingness to volunteer on a committee to contact Mr. Scott

New Business Consent Items

Commissioner Watkins made a motion to approved Resolution Nos. 3328—3329. Commissioner Rhodes seconded the motion and the following vote was recorded:

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

Motion carried.

Resolution No. 3328, authorizing the disposal of Scrap Metal.

This resolution authorizes the disposal of six refrigerators and 20 ranges identified by manufacturer serial numbers and PHA decal numbers. The value for these appliances will be determined by scrap metal weight.

RESOLUTION NO. 3328—AUTHORIZING THE DISPOSAL OF SCRAP METAL.

Resolution No. 3329, authorizing the donation of refrigerators and ranges.

This resolution authorizes the donation of nine refrigerators and two ranges which condition makes them no longer suitable for public housing. They are still operational and may function for an undetermined length of time. These appliances are being donated “as is” to Habitat for Humanity Re-Store, a non-profit entity providing financial support to Habitat for Humanity. Any proceeds from the sale of these appliances will be used to build and sell affordable housing in the community.

RESOLUTION NO. 3329—AUTHORITY TO DONATE REFRIGERATORS AND RANGES.

New Business Discussion Items

Resolution No. 3330, approval the flat rent schedule, was introduced.

Melinda Linnell, Director of Housing Management, presented the resolution. Ms. Linnell advised the board that flat rent is the highest amount a resident can pay for rent and is established by Fair Market Rents (FMRs) that are established by HUD. Previously the HA was using a scale that rated sites 80% of the FMR, 85% of the FMR and 90% of the FMR. This scale has proven to be a hardship to residents and staff is requesting approval to use a Housing Authority-wide scale of 80%. Currently there are 63 families on flat rent and 32 would go down if the resolution is passed. While it was cost the agency \$1500 monthly, it will help retain working residents.

Commissioner Barber inquired why Johnson County is included in a Wyandotte County Fair Market Rent study. Would it not hurt our residents having higher rents there skewing Wyandotte numbers? Ms. Linnell replied that WyCo and JoCo are in the same district and it is mandated by HUD that both are represented in the study.

Commissioner Rhodes asked how often HUD re-visits the FMR's. Ms. Linnell answered that they are looked at on an annual basis.

Commissioner Banks made a motion to approve Resolution No. 3330. Commissioner Barber seconded the motion and the following vote was recorded:

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

NAYS: None

ABSENT: Frey, Garner

ABSTAIN: None

RESOLUTION NO. 3330—FLAT RENT SCHEDULE

Motion carried.

Resolution No. 3331, approving security services at K1-55 Wyandotte Towers, was introduced.

Interim Executive Director, Milton Scott presented Resolution No. 3331. Mr. Scott reported that the HA's current security contract with Universal Protection Services, LLC will expire on January 31, 2017. On October 20, 2016 proposals were open for the security services at K1-4 (Wyandotte Towers). The work consists of: monitoring the security monitor's desk at the Towers and its software systems that monitor all high-rise locations for fire and emergency notification systems, etc.

The board was asked to authorize the agency to enter into a contract for basic security services with Titan Protection & Consulting.

When asked how the decision was made to go with Titan, Mr. Tony Shomin advised that bids were scored by a staff committee. Kansas City Ultimate Security, Inc. was selected by the committee because it is a local and also a Section 3 employer. With the Section 3 designation, staff could apply a 9% threshold against the lower bidder, Titan. Although Kansas City Ultimate was the choice, the dollar difference between the companies was too great, so Titan was selected due to being the lower bidder.

Commissioner Barber asked if the current company bid on the new contract, Mr. Shomin said no, they did not feel they had the appropriate staffing to continue. Commissioner McDonald asked if we can negotiate with Kansas City Ultimate to lower their price, her reasoning being the Section 3 importance.

Commissioner Watkins suggested tabling the issue until next month to allow staff to contact both companies about lowering the amount.

Commissioner Barber said security is very important to residents; one more month would be useful to investigate. He also said he would like staff to be free to express opinions on what is the better choice. He felt that staff works very hard to maintain secure sites and believes if the staff favors one over the other; cost shouldn't be the only factor in the decision.

Commissioner Watkins then expressed his desire to promote Section 3.

Board Chairperson Biscanin inquired if it can wait a month? Mr. Scott believed an extension with the current company might be arranged.

When Commissioner Rhodes asked what if an extension could not be arranged. Biscanin suggested that a special meeting could take place to take care of the issue.

Resolution No. 3331 Security Services at K1-4 (Wyandotte Towers) was tabled by board consensus until January 2017.

Commissioner Banks then made the motion that Resolution Nos. 3332 and 3333, the KCKHA FY2017 Annual Plan and FY2017 Capital Fund Plan be adopted, without discussion. Commissioner Watkins seconded the motion and the following vote was recorded:

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

NAYS: None

ABSENT: Frey, Garner

ABSTAIN: None

Motion carried.

Resolution No. 3332, authorizing PHA certification of compliance with FY 2017 Annual PHA Plan.

This represents HUD form 50077 which authorizes the submission of the Annual PHA Plan for the PHA fiscal year beginning April 1, 2017. This certification requires board approval.

RESOLUTION NO. 3332—AUTHORIZING PHA CERTIFICATION OF COMPLIANCE WITH FY 2017 ANNUAL PHA PLAN.

Resolution No. 3333, authorizing PHA Certification of Compliance and Approval of the 2017 Capital Fund Program Five-Year Plan.

HUD requires the submission of a five-year plan for the Capital Fund Program which outlines capital improvements. The Kansas City, Kansas Housing Authority uses a rolling five-year plan requiring annual Board approval. A needs assessment, and input from residents, management, maintenance is included. Once the plan is developed, there is a 45-day comment period on the proposed Capital Fund Program five-year plan. A public hearing was held on December 7, 2016 to discuss the proposed plan. The plan will be submitted to HUD for approval. Congress decides on the funding appropriations and notifies the Housing Authority of the 2017 Capital Fund Grant amount. This resolution authorizes Board approval for the five-year plan to be submitted to HUD.

RESOLUTION NO. 3333—AUTHORIZING PHA CERTIFICATION OF COMPLIANCE AND APPROVAL OF THE 2017 CAPITAL FUND PROGRAM FIVE-YEAR PLAN.

Mr. Scott introduced Danielle Jones, Coordinator of March of Dimes, to discuss the possibility of exploring a Healthy Start in Housing initiative. Ms. Jones presented a handout explaining a grant opportunity for the Housing Authority. The grant would cover pre-natal education for residents. The board, through consensus authorized the agency to begin program planning and pursue the \$20,000 grant opportunity.

Mr. Scott wanted to seek the board approval to authorize staff to pursue options to develop this pilot program and to bring it back to the board for approval.

Commissioner Watkins then advised the board and staff to stay vigilant with the new HUD administration coming in and to stay abreast of any changes in policy.

Commissioner Sykes asked the Chair where we are at regarding the new resident board member. Commissioner Watkins indicated that it is on the Mayor's desk and ready to go to the Unified Government Board of Commissioners for approval. Charles Wilson was elected by HA residents to replace out-going resident Commissioner Theresa Duke.

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

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

NAYS: None

ABSENT: Frey, Garner

ABSTAIN: None

Motion carried.

John P. Biscanin, Chairman

Milton Scott, Interim Executive Director

INTERIM EXECUTIVE DIRECTOR'S REPORT

January 2017

1. On January 10, 2017, Tony Shomin and I met with members of the Unified Government: Doug Bach, George Brajkovic and Marlon Goff; as part of a Meet and Greet between staff.
2. A New Year Luncheon was held for Housing Authority staff on January 11, 2017 at Juniper Gardens' Community Center.
3. On January 13, 2017, I met with Rachel Merlo, Development Director, Gigabit Communities, to discuss how Google Fiber can continue to support the Housing Authority.
4. Staff followed up with Steve Curtis, Accessible Arts, regarding the ceramic/pottery kiln at Bethany Park Towers. Staff will meet with Mr. Curtis on January 25, 2017 at 11:00 AM at Bethany. Mr. Curtis is very interested in working with the Kansas City, Kansas Housing Authority (KCKHA).
5. KCKHA received seven bids as part of the Request for Proposal (RFP) for a potential real estate professional firm.
6. The following monthly reports are attached:
 - A. Statement of Funds
 - B. Delinquency Report
 - C. Disbursements Over \$1,000
 - D. Operating Receipts and Expenditures
 - E. Maintenance Report
 - F. Occupancy Report
 - G. Modernization Report
 - H. Resident Initiative Report
 - I. Section 8 Report
 - J. Monthly Move-ins and Move-outs
 - K. UPC Activity Report (*not provided*)

**Kansas City, Kansas Housing Authority
Statement of Funds Available
For the Period Ended December 31, 2016**

Description	Rate ^(a)	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$696,128.81	Liberty
Payroll Account	0.00%		\$87,010.99	Liberty
ACH Pymt Account	0.15%		\$990.64	Liberty
Rent Depository Account	0.00%		\$1,127,684.47	Brotherhood
Rent Bank Deposit Accounts	0.75%		\$93,065.62	Various
Homeless Prevention Program	0.75%		\$5,482.24	Brotherhood
Sponsorship Program	0.75%		\$20,935.18	Brotherhood
Section 8 Checking	0.00%		\$1,148,401.74	Brotherhood
EPC Replacement Reserve Acct	0.15%		\$38,562.22	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 January 11, 2017 provided by Banks.

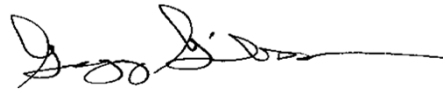
Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Gregg Gibson
Director of Finance

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

	Rent & Other Charges	Repayment Agreements	Net Total
Accounts Receivable (Amounts Delinquent)	\$48,679.75	(\$10,329.90)	\$38,349.85
Total Charges to Tenants for Month			\$433,446.70
Delinquency Ratio			8.85%
Petitioned to Court Last Month (<i># of Summons Issued</i>)			70
Praecipes Issued (<i># on Setout List</i>)			34
Evictions (<i># Set Out</i>)			13
Pending Evictions (<i># Placed on Hold</i>)			5



Gregg Gibson
Director of Finance

Kansas City, Kansas Housing Authority
Payments Over \$1,000.00
For The Month of December 2016

CONTRACT COSTS

Allied Universal Security Services	\$5,006.40
Universal Protection Service	\$5,185.20
Universal Protection Service	\$2,503.20

MAINTENANCE COSTS

Bailey Industrial Cleaning	\$31,485.00
Bailey Industrial Cleaning	\$8,255.00
Best Plumbing Specialities Inc	\$2,827.14
Cedar Creek LLC	\$1,315.48
David Henderson dba Economy Lawn & Tree	\$1,200.00
Deffenbaugh Industries Inc	\$3,736.94
Ferguson Enterprises Inc	\$8,052.44
General Electric Co.	\$8,247.00
Goode Developing & Associates, LLC	\$4,700.00
Home Depot Supply	\$3,251.82
Home Depot Supply	\$2,651.07
Jeanne Snell's Concrete Solutions, LLC	\$2,335.00
Massco Inc	\$1,348.72
Midwest Bed Bug Services	\$2,800.00
Minnesota Elevator Inc	\$4,284.80
Oscar's Maintenance Service Corp., LLC	\$3,225.00
Oscar's Maintenance Service Corp., LLC	\$1,825.00
Oscar's Maintenance Service Corp., LLC	\$1,615.00
Plakes Tree Service	\$1,600.00
Precision Plumbing & Construction	\$4,634.00
Quinn Concrete	\$1,970.00
R.F. Fisher Electric Co.	\$1,985.00
Sherwin-Williams Co.	\$4,362.02
Sherwin-Williams Co.	\$3,583.43
SOS Pest Control	\$1,800.00
SOS Pest Control	\$1,375.00
Stanion Wholesale Electric	\$5,274.44
Stanion Wholesale Electric	\$4,385.25
Stanion Wholesale Electric	\$1,387.50
Supplyworks	\$2,534.12
Three Sons Construction	\$12,525.00
Three Sons Construction	\$6,075.00
Three Sons Construction	\$4,275.00
Zep Manufacturing Co	\$2,276.95

Kansas City, Kansas Housing Authority
Payments Over \$1,000.00
For The Month of December 2016

MISCELLANEOUS COSTS

Alexander Open Systems	\$5,545.00
AT&T	\$6,332.31
Caprice Banks	\$1,004.00
Housing Authority Risk Retention Group	\$3,068.27
Kansas City Star	\$1,247.16
Lockton Companies	\$15,414.25
Mike Price	\$1,668.77
Postmaster	\$5,000.00
Time Warner	\$1,680.68
WEX Bank	\$2,929.78

OTHER GRANT COSTS

Archetype Design Group, Inc	\$13,291.44
Davidson & Associates Inc	\$4,788.60
Environmental Works	\$27,640.00
Envirotech Heating & Cooling	\$119,669.56
Fry & Associates	\$36,735.00
Frye Construction Co., Inc	\$142,915.50
McConnell & Associates	\$25,281.30
Pfefferkorn Engineering & Environmenta	\$3,150.00
William Spurgeon Kuhl & Freshnock	\$1,373.98

PAYROLL COSTS

AETNA	\$83,847.87
AFLAC Premium Holding	\$2,678.69
AFLAC Premium Holding	\$2,603.80
Colonial Life & Accident	\$4,986.32
Delta Dental	\$4,134.10
Kansas Payment Center	\$1,034.19
Kansas Payment Center	\$1,034.18
KPERS Retirement System	\$30,449.47
KPERS Retirement System	\$29,811.47
Nationwide Retirement	\$3,139.08
Nationwide Retirement	\$3,089.08
UMB Health Savings Acct.	\$3,822.25
UMB Health Savings Acct.	\$3,782.25
W. H. Griffin Trustee	\$1,234.63


Kansas City, Kansas Housing Authority
Payments Over \$1,000.00
For The Month of December 2016

INTERBANK TRANSFERS

Liberty Gen Fund to Payroll Transfers	\$200,650.00
Liberty Gen Fund to Payroll Transfers	\$178,200.00
Liberty Gen Fund to Payroll Transfers	\$181,400.00
Liberty Gen Fund to ACH Transfers	\$32,800.00
Liberty Gen Fund to ACH Transfers	\$36,800.00
Liberty Gen Fund to ACH Transfers	\$37,400.00
Liberty Gen Fund to ACH Transfers	\$5,000.00

UTILITIES COSTS

Atmos Energy	\$3,140.59
Board of Public Utilities	\$81,380.10
Board of Public Utilities	\$36,117.26
Board of Public Utilities	\$29,157.19
Board of Public Utilities	\$25,371.10
Constellation New Energy-Gas	\$6,897.68
Kansas Gas Service	\$8,142.04
Kansas Gas Service	\$5,916.48
Kansas Gas Service	\$2,986.32
Kansas Gas Service	\$1,617.01


Gregg Gibson
Director of Finance

Kansas City, Kansas Housing Authority

Operating Statement - For the Period Ended December 31, 2016

Ln#		Total Public Housing			AMP 51 - Juniper			
		Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	
	OPERATING INCOME:							
1	Tenant Rent Revenue	3,455,718.27	4,414,511.00	78.28%	208,921.85	328,810.00	63.54%	AMP/Proj Key
2	Tenant Revenue - Other	181,740.08	281,398.00	64.58%	50,588.83	59,316.00	85.29%	AMP 51 Juniper Gardens
3	Investment Income - Unrestricted	1,763.51	870.00	202.70%	-	-		
4	Investment Income - Restricted	-	-		-	-		
5	Fraud Recovery - PHA Share	-	-		-	-		AMP 52
6	Fraud Recovery - HUD Share	-	-		-	-		St Margaret's Park
7	Other Income	88,796.09	567,834.00	15.64%	3,092.39	66,451.00	4.65%	Belrose Manor
8	Management Fee	-	-		-	-		Grandview Park
9	Management Fee - CFP	-	-		-	-		
10	Bookkeeping Fees	-	-		-	-		AMP 53
11	Asset Mgmt Fees	-	-		-	-		Cyrus K Holliday
12	Front Line Service Fees	-	-		-	-		Douglas Heights (F)
13	HUD Operating Grants	5,848,519.00	7,383,526.00	79.21%	976,092.00	1,227,646.00	79.51%	Chalet Manor
14	HUD Operating Grants (HCV)	-	-		-	-		
15	HUD Special Fees (HCV)	-	-		-	-		AMP 54
16	HUD Capital Grants	-	-		-	-		Scattered Sites
17	Total Revenue	9,576,536.95	12,648,139.00	75.71%	1,238,695.07	1,682,223.00	73.63%	AMP 55
	OPERATING EXPENSES:							Wyandotte Towers
18	Admin Salaries	754,492.10	1,067,619.00	70.67%	91,788.76	177,898.00	51.60%	AMP 56
19	Legal Fees	16,284.68	17,609.00	92.48%	2,687.68	968.00	277.65%	Bethany Towers
20	Auditing Fees	13,416.00	12,851.00	104.40%	2,117.00	2,030.00	104.29%	Douglas Towers (E)
21	Other Admin Expenses	118,580.98	135,388.00	87.59%	7,893.90	21,432.00	36.83%	Glanville Towers
22	Total Operating Admin	902,773.76	1,233,467.00	73.19%	104,487.34	202,328.00	51.64%	Rosedale Towers
23	Property Mgmt Fees	809,448.39	1,089,723.00	74.28%	99,199.17	136,216.00	72.82%	AMP 57
24	Bookkeeping Fees	129,802.50	182,880.00	70.98%	15,907.50	22,860.00	69.59%	Welborn Villa
25	Asset Mgmt Fees	134,140.00	178,920.00	74.97%	-	-		Westgate Towers
26	Total Management Fees	1,073,390.89	1,451,523.00	73.95%	115,106.67	159,076.00	72.36%	Westgate Villa
27	Tenant Service Salaries	317.72	-		-	-		Plaza Towers
28	Tenant Services Other	13,243.43	41,459.00	31.94%	3,166.51	5,001.00	63.32%	
29	Total Tenant Services	13,561.15	41,459.00	32.71%	3,166.51	5,001.00	63.32%	
30	Water	319,998.74	522,501.00	61.24%	62,311.32	94,579.00	65.88%	
31	Electricity	799,027.69	1,262,144.00	63.31%	25,074.17	35,450.00	70.73%	
32	Gas	136,910.81	468,232.00	29.24%	29,723.38	116,424.00	25.53%	
33	Sewer	232,434.11	344,971.00	67.38%	43,981.29	59,268.00	74.21%	
34	Total Utilities	1,488,371.35	2,597,848.00	57.29%	161,090.16	305,721.00	52.69%	
35	Maintenance Labor	994,770.05	1,445,779.00	68.81%	11,021.14	14,537.00	75.81%	
36	Maintenance Materials	91,494.87	233,460.00	39.19%	5,059.83	43,842.00	11.54%	
37	Maintenance Contracts	2,222,685.76	2,971,142.00	74.81%	318,205.95	595,003.00	53.48%	
38	Garbage	56,541.27	54,000.00	104.71%	4,522.94	4,000.00	113.07%	
39	Heating & Cooling	77,474.99	46,760.00	165.69%	-	60.00		
40	Elevator	66,851.99	55,900.00	119.59%	-	-		
41	Grounds	156,520.55	207,180.00	75.55%	25,000.00	30,080.00	83.11%	
42	Electrical	20,908.99	15,500.00	134.90%	427.40	200.00	213.70%	
43	Plumbing	42,107.80	30,002.00	140.35%	1,074.00	3,391.00	31.67%	
44	Extermination	71,502.90	93,537.00	76.44%	1,599.70	1,397.00	114.51%	
45	Janitorial	59,592.42	85,145.00	69.99%	16,575.00	24,105.00	68.76%	
46	Fee for Services - COCC	1,493,865.97	1,987,499.00	75.16%	225,103.61	459,575.00	48.98%	
47	Other Routine Maint	177,318.88	395,619.00	44.82%	43,903.30	72,195.00	60.81%	
48	Total Maintenance	3,308,950.68	4,650,381.00	71.15%	334,286.92	653,382.00	51.16%	

Kansas City, Kansas Housing Authority

Operating Statement - For the Period Ended December 31, 2016

Ln#		Total Public Housing			AMP 51 - Juniper		
		Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget
	OPERATING EXPENSES (cont'd) :						
49	Protective Services	158,328.30	136,612.00	115.90%	13,307.36	7,400.00	179.83%
50	Total Protect Services	158,328.30	136,612.00	115.90%	13,307.36	7,400.00	179.83%
51	Property Insurance	181,937.35	236,721.00	76.86%	36,279.70	47,204.00	76.86%
52	Liability Insurance	61,155.46	90,899.00	67.28%	7,874.87	11,704.00	67.28%
53	Workers Comp Insurance	43,640.91	55,018.00	79.32%	3,315.00	4,212.00	78.70%
54	All Other Insurance	22,459.94	30,360.00	73.98%	2,053.37	2,787.00	73.68%
55	Total Insurance	309,193.66	412,998.00	74.87%	49,522.94	65,907.00	75.14%
56	Other General Expense	512,324.18	687,172.00	74.56%	48,808.22	65,292.00	74.75%
57	Employee Benefits	524,223.72	854,128.00	61.38%	39,645.39	65,396.00	60.62%
58	Compensated Absences	-	-		-	-	
59	Collection Losses	87,913.39	95,230.00	92.32%	11,390.04	49,760.00	22.89%
60	Total Other Gen'l Exp	1,124,461.29	1,636,530.00	68.71%	99,843.65	180,448.00	55.33%
61	Interest on Notes Payable	-	-		-	-	
62	Total Interest Expense	-	-		-	-	
63	Total Operating Expense	8,379,031.08	12,160,818.00	68.90%	880,811.55	1,579,263.00	55.77%
64	Excess (Deficiency) Operating	1,197,505.87	487,321.00		357,883.52	102,960.00	
65	Beg Oper Reserve - 04/01/16	(3,595,219.53)	-		(1,563,051.00)		
66	Adjust for GASB 68 Expense	1,961,292.20			188,689.06		
67	Adj Oper Reserve - 04/01/16	(1,633,927.33)	-		(1,374,361.94)		
68	Updated Adjusted Oper Reserve	(436,421.46)	-		(1,016,478.42)		

Kansas City, Kansas Housing Authority

Operating Statement - For the Period Ended December 31, 2016

Ln#		AMP 52 - Family North			AMP 53 - Family South			
		Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	
	OPERATING INCOME:							
1	Tenant Rent Revenue	437,064.34	549,287.00	79.57%	380,179.71	550,333.00	69.08%	AMP/Proj Key
2	Tenant Revenue - Other	31,074.66	39,568.00	78.53%	29,728.64	43,707.00	68.02%	AMP 51 Juniper Gardens
3	Investment Income - Unrestricted	363.70	160.00	227.31%	320.49	270.00	118.70%	
4	Investment Income - Restricted	-	-		-	-		
5	Fraud Recovery - PHA Share	-	-		-	-		AMP 52 St Margaret's Park Belrose Manor Grandview Park
6	Fraud Recovery - HUD Share	-	-		-	-		
7	Other Income	7,993.31	75,596.00	10.57%	7,728.77	73,415.00	10.53%	
8	Management Fee	-	-		-	-		
9	Management Fee - CFP	-	-		-	-		
10	Bookkeeping Fees	-	-		-	-		AMP 53 Cyrus K Holliday Douglas Heights (F) Chalet Manor
11	Asset Mgmt Fees	-	-		-	-		
12	Front Line Service Fees	-	-		-	-		
13	HUD Operating Grants	863,911.00	1,100,657.00	78.49%	848,730.00	1,088,885.00	77.94%	
14	HUD Operating Grants (HCV)	-	-		-	-		
15	HUD Special Fees (HCV)	-	-		-	-		AMP 54 Scattered Sites
16	HUD Capital Grants	-	-		-	-		
17	Total Revenue	1,340,407.01	1,765,268.00	75.93%	1,266,687.61	1,756,610.00	72.11%	AMP 55 Wyandotte Towers
	OPERATING EXPENSES:							
18	Admin Salaries	78,408.55	121,775.00	64.39%	90,080.44	94,577.00	95.25%	AMP 56 Bethany Towers Douglas Towers (E) Glanville Towers Rosedale Towers
19	Legal Fees	2,062.86	3,044.00	67.77%	2,434.25	3,556.00	68.45%	
20	Auditing Fees	1,837.00	1,755.00	104.67%	1,796.00	1,724.00	104.18%	
21	Other Admin Expenses	10,243.60	17,706.00	57.85%	13,239.71	17,133.00	77.28%	
22	Total Operating Admin	92,552.01	144,280.00	64.15%	107,550.40	116,990.00	91.93%	AMP 57 Welborn Villa Westgate Towers Westgate Villa Plaza Towers
23	Property Mgmt Fees	88,067.91	123,344.00	71.40%	85,074.63	119,054.00	71.46%	
24	Bookkeeping Fees	14,122.50	20,700.00	68.22%	13,642.50	19,980.00	68.28%	
25	Asset Mgmt Fees	20,650.00	27,600.00	74.82%	20,250.00	27,000.00	75.00%	
26	Total Management Fees	122,840.41	171,644.00	71.57%	118,967.13	166,034.00	71.65%	
27	Tenant Service Salaries	-	-		-	-		
28	Tenant Services Other	3,317.59	4,638.00	71.53%	3,436.57	4,494.00	76.47%	
29	Total Tenant Services	3,317.59	4,638.00	71.53%	3,436.57	4,494.00	76.47%	
30	Water	50,690.31	111,846.00	45.32%	56,673.19	94,291.00	60.10%	
31	Electricity	14,621.28	26,051.00	56.13%	26,880.05	32,858.00	81.81%	
32	Gas	23,877.57	71,318.00	33.48%	29,860.95	110,898.00	26.93%	
33	Sewer	34,336.71	64,927.00	52.89%	34,668.86	55,679.00	62.27%	
34	Total Utilities	123,525.87	274,142.00	45.06%	148,083.05	293,726.00	50.42%	
35	Maintenance Labor	9,524.04	62,814.00	15.16%	9,357.59	60,570.00	15.45%	
36	Maintenance Materials	3,141.84	19,784.00	15.88%	3,066.25	21,170.00	14.48%	
37	Maintenance Contracts	377,626.96	556,623.00	67.84%	440,493.88	592,260.00	74.38%	
38	Garbage	5,624.44	4,000.00	140.61%	3,637.27	3,000.00	121.24%	
39	Heating & Cooling	-	100.00		-	100.00		
40	Elevator	-	9,900.00		-	-		
41	Grounds	8,021.00	50,000.00	16.04%	50,195.00	50,000.00	100.39%	
42	Electrical	-	200.00		-	500.00		
43	Plumbing	1,957.00	200.00	978.50%	-	200.00		
44	Extermination	1,016.70	1,683.00	60.41%	2,485.60	1,857.00	133.85%	
45	Janitorial	14,550.00	18,040.00	80.65%	13,061.06	14,500.00	90.08%	
46	Fee for Services - COCC	289,580.42	400,000.00	72.40%	299,959.62	439,000.00	68.33%	
47	Other Routine Maint	56,877.40	72,500.00	78.45%	71,155.33	83,103.00	85.62%	
48	Total Maintenance	390,292.84	639,221.00	61.06%	452,917.72	674,000.00	67.20%	

Kansas City, Kansas Housing Authority

Operating Statement - For the Period Ended December 31, 2016

Ln#		AMP 52 - Family North			AMP 53 - Family South		
		Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget
	OPERATING EXPENSES (cont'd) :						
49	Protective Services	14,104.86	5,970.00	236.26%	10,377.22	6,400.00	162.14%
50	Total Protect Services	14,104.86	5,970.00	236.26%	10,377.22	6,400.00	162.14%
51	Property Insurance	18,451.16	24,007.00	76.86%	18,591.02	24,189.00	76.86%
52	Liability Insurance	6,834.74	10,159.00	67.28%	6,686.06	9,938.00	67.28%
53	Workers Comp Insurance	3,179.90	4,041.00	78.69%	2,672.73	3,396.00	78.70%
54	All Other Insurance	1,865.50	2,532.00	73.68%	1,704.38	2,314.00	73.66%
55	Total Insurance	30,331.30	40,739.00	74.45%	29,654.19	39,837.00	74.44%
56	Other General Expense	81,228.61	108,434.00	74.91%	48,927.67	65,397.00	74.82%
57	Employee Benefits	24,954.98	62,729.00	39.78%	28,040.53	52,724.00	53.18%
58	Compensated Absences	-	-		-	-	
59	Collection Losses	6,455.61	11,780.00	54.80%	17,651.39	3,530.00	500.04%
60	Total Other Gen'l Exp	112,639.20	182,943.00	61.57%	94,619.59	121,651.00	77.78%
61	Interest on Notes Payable	-	-		-	-	
62	Total Interest Expense	-	-		-	-	
63	Total Operating Expense	889,604.08	1,463,577.00	60.78%	965,605.87	1,423,132.00	67.85%
64	Excess (Deficiency) Operating	450,802.93	301,691.00		301,081.74	333,478.00	
65	Beg Oper Reserve - 04/01/16	701,630.90			563,073.46		
66	Adjust for GASB 68 Expense	192,743.84			86,790.28		
67	Adj Oper Reserve - 04/01/16	894,374.74			649,863.74		
68	Updated Adjusted Oper Reserve	1,345,177.67			950,945.48		

Kansas City, Kansas Housing Authority

Operating Statement - For the Period Ended December 31, 2016

Ln#		AMP 54 - Scattered			AMP 55 - Wyandotte			
		Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	
	OPERATING INCOME:							
1	Tenant Rent Revenue	278,718.62	338,246.00	82.40%	466,030.00	606,114.00	76.89%	AMP/Proj Key
2	Tenant Revenue - Other	30,626.94	36,476.00	83.96%	16,687.68	31,849.00	52.40%	AMP 51 Juniper Gardens
3	Investment Income - Unrestricted	210.75	90.00	234.17%	-	-		
4	Investment Income - Restricted	-	-		-	-		
5	Fraud Recovery - PHA Share	-	-		-	-		AMP 52 St Margaret's Park Belrose Manor Grandview Park
6	Fraud Recovery - HUD Share	-	-		-	-		
7	Other Income	1,862.02	64,043.00	2.91%	13,561.10	81,673.00	16.60%	
8	Management Fee	-	-		-	-		
9	Management Fee - CFP	-	-		-	-		
10	Bookkeeping Fees	-	-		-	-		AMP 53 Cyrus K Holliday Douglas Heights (F) Chalet Manor
11	Asset Mgmt Fees	-	-		-	-		
12	Front Line Service Fees	-	-		-	-		
13	HUD Operating Grants	578,472.00	727,606.00	79.50%	919,828.00	1,134,350.00	81.09%	
14	HUD Operating Grants (HCV)	-	-		-	-		
15	HUD Special Fees (HCV)	-	-		-	-		AMP 54 Scattered Sites
16	HUD Capital Grants	-	-		-	-		
17	Total Revenue	889,890.33	1,166,461.00	76.29%	1,416,106.78	1,853,986.00	76.38%	AMP 55 Wyandotte Towers
	OPERATING EXPENSES:							
18	Admin Salaries	54,253.78	78,183.00	69.39%	88,880.10	155,719.00	57.08%	AMP 56 Bethany Towers Douglas Towers (E) Glanville Towers Rosedale Towers
19	Legal Fees	2,071.82	950.00	218.09%	3,496.58	7,514.00	46.53%	
20	Auditing Fees	3,800.00	1,318.00	288.32%	-	2,315.00		
21	Other Admin Expenses	2,991.71	7,505.00	39.86%	9,608.22	10,206.00	94.14%	
22	Total Operating Admin	63,117.31	87,956.00	71.76%	101,984.90	175,754.00	58.03%	
23	Property Mgmt Fees	66,366.63	94,923.00	69.92%	121,882.62	158,739.00	76.78%	AMP 57 Welborn Villa Westgate Towers Westgate Villa Plaza Towers
24	Bookkeeping Fees	10,642.50	15,930.00	66.81%	19,545.00	26,640.00	73.37%	
25	Asset Mgmt Fees	15,660.00	20,880.00	75.00%	-	-		
26	Total Management Fees	92,669.13	131,733.00	70.35%	141,427.62	185,379.00	76.29%	
27	Tenant Service Salaries	-	-		82.44	-		
28	Tenant Services Other	-	3,526.00		792.18	6,342.00	12.49%	
29	Total Tenant Services	-	3,526.00		874.62	6,342.00	13.79%	
30	Water	28,126.84	42,748.00	65.80%	35,936.80	49,969.00	71.92%	
31	Electricity	10,765.96	14,190.00	75.87%	294,495.42	493,583.00	59.66%	
32	Gas	11,061.94	35,681.00	31.00%	8,107.23	23,499.00	34.50%	
33	Sewer	21,377.62	32,542.00	65.69%	26,695.18	37,020.00	72.11%	
34	Total Utilities	71,332.36	125,161.00	56.99%	365,234.63	604,071.00	60.46%	
35	Maintenance Labor	7,236.59	9,545.00	75.82%	261,702.42	390,717.00	66.98%	
36	Maintenance Materials	8,169.51	30,018.00	27.22%	34,843.74	55,857.00	62.38%	
37	Maintenance Contracts	302,502.78	540,312.00	55.99%	420,924.57	286,981.00	146.67%	
38	Garbage	8,586.14	9,000.00	95.40%	11,249.61	10,000.00	112.50%	
39	Heating & Cooling	2,151.67	100.00	2151.67%	6,986.07	9,400.00	74.32%	
40	Elevator	-	-		9,400.66	1,000.00	940.07%	
41	Grounds	38,185.00	40,000.00	95.46%	11,430.14	12,300.00	92.93%	
42	Electrical	1,932.49	200.00	966.25%	3,153.44	2,400.00	131.39%	
43	Plumbing	3,199.00	6,312.00	50.68%	1,932.00	3,357.00	57.55%	
44	Extermination	634.20	2,600.00	24.39%	21,030.60	35,000.00	60.09%	
45	Janitorial	9,010.00	18,000.00	50.06%	1,976.96	1,500.00	131.80%	
46	Fee for Services - COCC	216,048.79	400,000.00	54.01%	348,664.68	200,253.00	174.11%	
47	Other Routine Maint	22,755.49	64,100.00	35.50%	5,100.41	11,771.00	43.33%	
48	Total Maintenance	317,908.88	579,875.00	54.82%	717,470.73	733,555.00	97.81%	

Kansas City, Kansas Housing Authority

Operating Statement - For the Period Ended December 31, 2016

Ln#		AMP 54 - Scattered			AMP 55 - Wyandotte		
		Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget
	OPERATING EXPENSES (cont'd) :						
49	Protective Services	7,991.69	5,000.00	159.83%	63,930.48	78,922.00	81.00%
50	Total Protect Services	7,991.69	5,000.00	159.83%	63,930.48	78,922.00	81.00%
51	Property Insurance	19,167.43	24,939.00	76.86%	22,281.70	28,991.00	76.86%
52	Liability Insurance	5,170.26	7,685.00	67.28%	8,974.17	13,339.00	67.28%
53	Workers Comp Insurance	9,502.59	11,962.00	79.44%	1,511.33	1,920.00	78.72%
54	All Other Insurance	3,349.58	4,515.00	74.19%	1,720.22	2,336.00	73.64%
55	Total Insurance	37,189.86	49,101.00	75.74%	34,487.42	46,586.00	74.03%
56	Other General Expense	40,906.99	54,747.00	74.72%	73,928.63	99,284.00	74.46%
57	Employee Benefits	27,785.19	29,812.00	93.20%	119,063.98	185,695.00	64.12%
58	Compensated Absences	-	-		-	-	
59	Collection Losses	14,569.61	10,220.00	142.56%	13,516.09	6,410.00	210.86%
60	Total Other Gen'l Exp	83,261.79	94,779.00	87.85%	206,508.70	291,389.00	70.87%
61	Interest on Notes Payable	-	-		-	-	
62	Total Interest Expense	-	-		-	-	
63	Total Operating Expense	673,471.02	1,077,131.00	62.52%	1,631,919.10	2,121,998.00	76.90%
64	Excess (Deficiency) Operating	216,419.31	89,330.00		(215,812.32)	(268,012.00)	
65	Beg Oper Reserve - 04/01/16	87,983.55			(2,334,641.07)		
66	Adjust for GASB 68 Expense	89,519.98			425,492.07		
67	Adj Oper Reserve - 04/01/16	177,503.53			(1,909,149.00)		
68	Updated Adjusted Oper Reserve	393,922.84			(2,124,961.32)		

Kansas City, Kansas Housing Authority

Operating Statement - For the Period Ended December 31, 2016

Ln#		AMP 56 - Elderly East			AMP 57 - Elderly West			AMP/Proj Key
		Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	
	OPERATING INCOME:							
1	Tenant Rent Revenue	944,255.73	1,111,600.00	84.95%	740,548.02	930,121.00	79.62%	AMP 51 Juniper Gardens
2	Tenant Revenue - Other	17,174.97	49,850.00	34.45%	5,858.36	20,632.00	28.39%	
3	Investment Income - Unrestricted	414.30	130.00	318.69%	454.27	220.00	206.49%	AMP 52 St Margaret's Park Belrose Manor Grandview Park
4	Investment Income - Restricted	-	-		-	-		
5	Fraud Recovery - PHA Share	-	-		-	-		
6	Fraud Recovery - HUD Share	-	-		-	-		AMP 53 Cyrus K Holliday Douglas Heights (F) Chalet Manor
7	Other Income	25,720.37	106,403.00	24.17%	28,838.13	100,253.00	28.77%	
8	Management Fee	-	-		-	-		AMP 54 Scattered Sites
9	Management Fee - CFP	-	-		-	-		
10	Bookkeeping Fees	-	-		-	-		AMP 55 Wyandotte Towers
11	Asset Mgmt Fees	-	-		-	-		
12	Front Line Service Fees	-	-		-	-		AMP 56 Bethany Towers Douglas Towers (E) Glanville Towers Rosedale Towers
13	HUD Operating Grants	1,034,467.00	1,312,436.00	78.82%	627,019.00	791,946.00	79.17%	
14	HUD Operating Grants (HCV)	-	-		-	-		AMP 57 Welborn Villa Westgate Towers Westgate Villa Plaza Towers
15	HUD Special Fees (HCV)	-	-		-	-		
16	HUD Capital Grants	-	-		-	-		
17	Total Revenue	2,022,032.37	2,580,419.00	78.36%	1,402,717.78	1,843,172.00	76.10%	
	OPERATING EXPENSES:							
18	Admin Salaries	196,603.10	244,176.00	80.52%	154,477.37	195,291.00	79.10%	AMP 57 Westgate Towers Westgate Villa Plaza Towers
19	Legal Fees	2,456.80	1,052.00	233.54%	1,074.69	525.00	204.70%	
20	Auditing Fees	3,866.00	3,709.00	104.23%	-	-		
21	Other Admin Expenses	43,737.66	33,518.00	130.49%	30,866.18	27,888.00	110.68%	
22	Total Operating Admin	246,663.56	282,455.00	87.33%	186,418.24	223,704.00	83.33%	
23	Property Mgmt Fees	193,721.34	258,487.00	74.94%	155,136.09	198,960.00	77.97%	
24	Bookkeeping Fees	31,065.00	43,380.00	71.61%	24,877.50	33,390.00	74.51%	
25	Asset Mgmt Fees	43,560.00	58,080.00	75.00%	34,020.00	45,360.00	75.00%	
26	Total Management Fees	268,346.34	359,947.00	74.55%	214,033.59	277,710.00	77.07%	
27	Tenant Service Salaries	132.11	-		103.17	-		
28	Tenant Services Other	907.04	10,062.00	9.01%	1,623.54	7,396.00	21.95%	
29	Total Tenant Services	1,039.15	10,062.00	10.33%	1,726.71	7,396.00	23.35%	
30	Water	53,069.27	84,262.00	62.98%	33,191.01	44,806.00	74.08%	
31	Electricity	277,121.44	423,750.00	65.40%	150,069.37	236,262.00	63.52%	
32	Gas	19,492.17	70,000.00	27.85%	14,787.57	40,412.00	36.59%	
33	Sewer	45,858.51	65,190.00	70.35%	25,515.94	30,345.00	84.09%	
34	Total Utilities	395,541.39	643,202.00	61.50%	223,563.89	351,825.00	63.54%	
35	Maintenance Labor	363,356.05	470,406.00	77.24%	332,572.22	437,190.00	76.07%	
36	Maintenance Materials	24,749.65	37,966.00	65.19%	12,464.05	24,823.00	50.21%	
37	Maintenance Contracts	180,872.02	241,914.00	74.77%	182,059.60	158,049.00	115.19%	
38	Garbage	14,104.49	16,000.00	88.15%	8,816.38	8,000.00	110.20%	
39	Heating & Cooling	23,995.34	26,000.00	92.29%	44,341.91	11,000.00	403.11%	
40	Elevator	35,281.89	30,000.00	117.61%	22,169.44	15,000.00	147.80%	
41	Grounds	10,269.41	13,800.00	74.42%	13,420.00	11,000.00	122.00%	
42	Electrical	10,231.70	10,000.00	102.32%	5,163.96	2,000.00	258.20%	
43	Plumbing	29,408.36	14,295.00	205.72%	4,537.44	2,247.00	201.93%	
44	Extermination	21,878.20	27,000.00	81.03%	22,857.90	24,000.00	95.24%	
45	Janitorial	2,532.36	6,000.00	42.21%	1,887.04	3,000.00	62.90%	
46	Fee for Services - COCC	67,578.32	60,169.00	112.31%	46,930.53	28,502.00	164.66%	
47	Other Routine Maint	(34,408.05)	38,650.00	-89.02%	11,935.00	53,300.00	22.39%	
48	Total Maintenance	568,977.72	750,286.00	75.83%	527,095.87	620,062.00	85.01%	

Kansas City, Kansas Housing Authority

Operating Statement - For the Period Ended December 31, 2016

Ln#		AMP 56 - Elderly East			AMP 57 - Elderly West		
		Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget
	OPERATING EXPENSES (cont'd) :						
49	Protective Services	27,758.55	20,752.00	133.76%	20,858.14	12,168.00	171.42%
50	Total Protect Services	27,758.55	20,752.00	133.76%	20,858.14	12,168.00	171.42%
51	Property Insurance	39,261.00	51,083.00	76.86%	27,905.34	36,308.00	76.86%
52	Liability Insurance	14,382.65	21,378.00	67.28%	11,232.71	16,696.00	67.28%
53	Workers Comp Insurance	12,452.58	15,642.00	79.61%	11,006.78	13,845.00	79.50%
54	All Other Insurance	5,497.61	7,412.00	74.17%	6,269.28	8,464.00	74.07%
55	Total Insurance	71,593.84	95,515.00	74.96%	56,414.11	75,313.00	74.91%
56	Other General Expense	126,604.57	169,849.00	74.54%	91,919.49	124,169.00	74.03%
57	Employee Benefits	152,751.77	242,836.00	62.90%	131,981.88	214,936.00	61.41%
58	Compensated Absences	-	-		-	-	
59	Collection Losses	17,235.46	1,170.00	1473.12%	7,095.19	12,360.00	57.40%
60	Total Other Gen'l Exp	296,591.80	413,855.00	71.67%	230,996.56	351,465.00	65.72%
61	Interest on Notes Payable	-	-		-	-	
62	Total Interest Expense	-	-		-	-	
63	Total Operating Expense	1,876,512.35	2,576,074.00	72.84%	1,461,107.11	1,919,643.00	76.11%
64	Excess (Deficiency) Operating	145,520.02	4,345.00		(58,389.33)	(76,471.00)	
65	Beg Oper Reserve - 04/01/16	(249,137.81)			(801,077.56)		
66	Adjust for GASB 68 Expense	552,822.95			425,234.02		
67	Adj Oper Reserve - 04/01/16	303,685.14			(375,843.54)		
68	Updated Adjusted Oper Reserve	449,205.16			(434,232.87)		

Kansas City, Kansas Housing Authority

Operating Statement - For the Period Ended December 31, 2016

Ln#		Sec 8 Hsg Vouchers			Central Office Cost Center		
		Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget
	OPERATING INCOME:						
1	Tenant Rent Revenue	-	-		-	-	
2	Tenant Revenue - Other	-	-		-	-	
3	Investment Income - Unrestricted	-	-		1,447.53	520.00	278.37%
4	Investment Income - Restricted	-	-		-	-	
5	Fraud Recovery - PHA Share	1,097.00	-		-	-	
6	Fraud Recovery - HUD Share	1,098.00	-		-	-	
7	Other Income	4,305.38	3,300.00	130.47%	893.01	10,500.00	8.50%
8	Management Fee	-	-		963,852.39	1,306,201.00	73.79%
9	Management Fee - CFP	-	-		192,139.87	278,303.00	69.04%
10	Bookkeeping Fees	-	-		226,305.00	318,180.00	71.12%
11	Asset Mgmt Fees	-	-		134,140.00	178,920.00	74.97%
12	Front Line Service Fees	-	-		1,493,865.97	1,987,498.00	75.16%
13	HUD Operating Grants	-	-		-	-	
14	HUD Operating Grants (HCV)	626,901.00	831,074.00	75.43%	-	-	
15	HUD Special Fees (HCV)	-	-		-	-	
16	HUD Capital Grants	-	-		-	-	
17	Total Revenue	633,401.38	834,374.00	75.91%	3,012,643.77	4,080,122.00	73.84%
	OPERATING EXPENSES:						
18	Admin Salaries	237,150.00	306,853.00	77.28%	742,166.95	912,896.00	81.30%
19	Legal Fees	801.52	3,866.00	20.73%	12,564.03	45,000.00	27.92%
20	Auditing Fees	913.00	1,607.00	56.81%	1,826.00	1,928.00	94.71%
21	Other Admin Expenses	14,130.43	26,010.00	54.33%	118,018.64	159,369.00	74.05%
22	Total Operating Admin	252,994.95	338,336.00	74.78%	874,575.62	1,119,193.00	78.14%
23	Property Mgmt Fees	154,404.00	216,480.00	71.32%	-	-	
24	Bookkeeping Fees	96,502.50	135,300.00	71.32%	-	-	
25	Asset Mgmt Fees	-	-		-	-	
26	Total Management Fees	250,906.50	351,780.00	71.32%	-	-	
27	Tenant Service Salaries	-	-		-	-	
28	Tenant Services Other	-	-		-	-	
29	Total Tenant Services	-	-		-	-	
30	Water	-	-		2,517.31	3,685.00	68.31%
31	Electricity	-	-		10,447.48	21,099.00	49.52%
32	Gas	-	-		2,082.71	2,540.00	82.00%
33	Sewer	-	-		731.75	908.00	80.59%
34	Total Utilities	-	-		15,779.25	28,232.00	55.89%
35	Maintenance Labor	-	-		1,116,282.28	1,329,044.00	83.99%
36	Maintenance Materials	1,036.41	3,200.00	32.39%	405,763.12	565,547.00	71.75%
37	Maintenance Contracts	687.62	2,400.00	28.65%	98,813.45	129,000.00	76.60%
38	Garbage	-	-		11,903.51	17,000.00	70.02%
39	Heating & Cooling	-	-		-	2,600.00	
40	Elevator	-	-		-	-	
41	Grounds	-	-		1,382.57	2,500.00	55.30%
42	Electrical	-	-		296.60	200.00	148.30%
43	Plumbing	-	-		4,964.00	200.00	2482.00%
44	Extermination	-	-		80.00	100.00	80.00%
45	Janitorial	-	-		1,484.46	7,000.00	21.21%
46	Fee for Services - COCC	-	-		-	-	
47	Other Routine Maint	687.62	2,400.00	28.65%	78,702.31	99,400.00	79.18%
48	Total Maintenance	1,724.03	5,600.00	30.79%	1,620,858.85	2,023,591.00	80.10%

Kansas City, Kansas Housing Authority

Operating Statement - For the Period Ended December 31, 2016

Ln#		Sec 8 Hsg Vouchers			Central Office Cost Center		
		Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget	Actual To-Date 09/30/16	Budget FYE 03/31/17	% Actual to Budget
	OPERATING EXPENSES (cont'd) :						
49	Protective Services	-	-		1,967.65	4,031.00	48.81%
50	Total Protect Services	-	-		1,967.65	4,031.00	48.81%
51	Property Insurance	-	-		3,340.98	4,279.00	78.08%
52	Liability Insurance	6,795.03	10,100.00	67.28%	-	-	
53	Workers Comp Insurance	5,286.14	6,717.00	78.70%	37,809.19	50,264.00	75.22%
54	All Other Insurance	2,366.93	3,282.00	72.12%	43,479.53	54,297.00	80.08%
55	Total Insurance	14,448.10	20,099.00	71.88%	84,629.70	108,840.00	77.76%
56	Other General Expense	18,427.82	25,550.00	72.12%	4,472.90	7,500.00	59.64%
57	Employee Benefits	71,264.02	104,278.00	68.34%	546,713.17	780,310.00	70.06%
58	Compensated Absences	-	-		-	-	
59	Collection Losses	-	-		-	-	
60	Total Other Gen'l Exp	89,691.84	129,828.00	69.09%	551,186.07	787,810.00	69.96%
61	Interest on Notes Payable	-	-		-	-	
62	Total Interest Expense	-	-		-	-	
63	Total Operating Expense	609,765.42	845,643.00	72.11%	3,148,997.14	4,071,697.00	77.34%
64	Excess (Deficiency) Operating	23,635.96	(11,269.00)		(136,353.37)	8,425.00	
65	Beg Oper Reserve - 04/01/16	(246,304.38)			(79,381.33)		
66	Adjust for GASB 68 Expense	243,822.11			2,024,044.58		
67	Adj Oper Reserve - 04/01/16	(2,482.27)			1,944,663.25		
68	Updated Adjusted Oper Reserve	21,153.69			1,808,309.88		

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

CUSTOMER SERVICE & SATISFACTION SURVEY - DECEMBER 2016

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
12/01/16	90	6	96	2	2	0	4
12/05/16	110	8	118	4	4	0	4
12/06/16	132	12	144	4	4	0	8
12/07/16	85	9	94	4	4	0	5
12/08/16	65	4	69	2	2	0	2
12/09/16	108	16	124	6	6	0	10
12/12/16	47	13	60	7	7	0	6
12/13/16	73	6	79	2	2	0	4
12/14/16	172	7	179	3	3	0	4
12/15/16	53	6	59	3	3	0	3
12/16/16	96	9	105	4	4	0	5
12/19/16	88	5	93	2	2	0	3
12/20/16	113	11	124	5	5	0	6
12/21/16	111	9	120	6	6	0	3
12/22/16	111	7	118	4	4	0	3
12/23/16	108	10	118	6	6	0	4
12/27/16	82	5	87	3	3	0	2
12/28/16	62	9	71	4	4	0	5
12/29/16	65	7	72	3	3	0	4
12/30/16	117	8	125	4	4	0	4
TOTAL	2,080	197	2,278	83	89	0	109

(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 42% of the service work orders completed
- (b) No Response 55% of the service work orders completed
- (c) Favorable Response 107% 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	120	62	182
Units in Mod	2	13	15
Fire Units	4	1	5
Rentable Units	114	48	162
Move-Ins	21	17	38
Move-Outs	16	14	30
Units Available	9	2	11
Units Readied in DEC	22	17	39

REPORT F

December 2016 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 JUNIPER GARDENS	265	229	36	86%	84%
K1-2 ST. MARGARETS PARK	100	85	15	85%	86%
K1-3 CYRUS K. HOLIDAY	60	48	12	80%	82%
K1-4 WYANDOTTE TOWERS	302	284	18	94%	93%
K1-5 BELROSE MANOR	90	80	10	89%	88%
K1-6 Elderly DOUGLAS HEIGHTS	101	96	5	95%	94%
K1-6 Family DOUGLAS HEIGHTS	99	90	9	91%	91%
K1-7 SCATTERED SITES	24	13	11	54%	58%
K1-9 SCATTERED SITES	30	30	-	100%	100%
K1-10 SCATTERED SITES	42	34	8	81%	76%
K1-11 GRANDVIEW PARK	39	36	3	92%	92%
K1-12 CHALET MANOR	66	60	6	91%	91%
K1-13 WELBORN VILLA	80	79	1	99%	98%
K1-14 BETHANY PARK TOWERS	153	148	5	97%	97%
K1-15 SCATTERED SITES	20	18	2	90%	90%
K1-17 GLANVILLE TOWERS	108	105	3	97%	96%
K1-18 ROSEDALE TOWERS	122	112	10	92%	90%
K1-20* WESTGATE TOWERS	163	147	16	90%	90%
K1-21 SCATTERED SITES	8	3	5	38%	38%
K1-22 WESTGATE VILLA	20	19	1	95%	95%
K1-23 SCATTERED SITES	38	38	-	100%	100%
K1-24 PLAZA TOWERS	115	113	2	98%	99%
K1-25 SCATTERED SITES	12	11	1	92%	92%
Sub-Total before Adjustments	2,057	1,878	192	91%	91%
Less: # of Deprogrammed Units	31		31		
Less: # of Units Under Modernization	20		20		
Total Units Available for Occupancy	2,006	1,878	141	94%	94%

(*) Modernization units

MODERNIZATION AND DEVELOPMENT REPORT JANUARY 2017

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. 1st floor restroom remodel is complete. 1st floor painting is complete. Track ceiling and tile is underway. 1st floor VCT is in progress. Office area carpet installation is complete. Phase IV construction is nearing completion.

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

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, Wyandotte, Bethany and Douglas Heights. Camera installation is underway at Wyandotte Tower.

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

JANUARY 2017

SUBMITTED BY

SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

The Public Housing Resident Council met on December 6, 2016 at Wyandotte Towers high-rise. There were a total of 18 resident leaders that attended this meeting. An overview of this years training was presented

On December 15, 2016 I attended the Employment Consortium year-end meeting. In addition, I also attended the Mobile Meals Task Force meeting at the Kansas City, Kansas School Board. This task force was hosted by Healthy Communities of Wyandotte County. The purpose of this meeting is to look at having a mobile food truck to serve more children in the summer, before and after school food program.

On December 16, 2016 I met with a representative from Harvesters. The purpose of this meeting was to bring a nutrition program to Juniper Gardens.

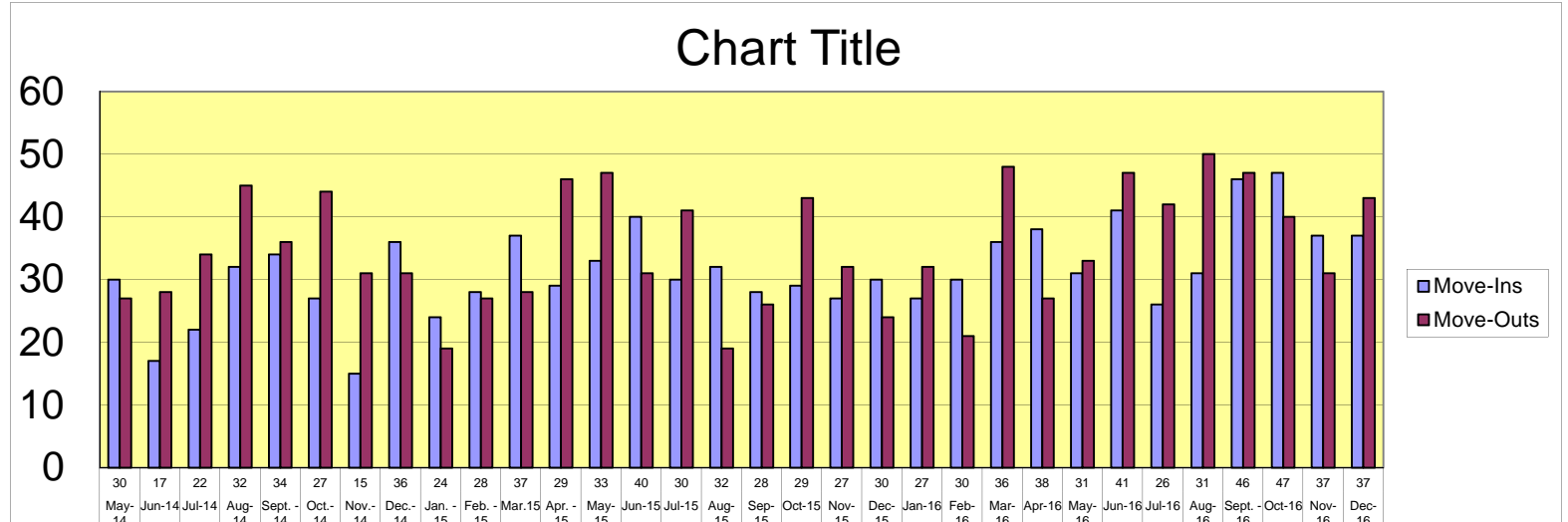
On December 20, 2016 ten of our children from Juniper Gardens, St. Margaret's Park, and Cyrus K. Holiday were each awarded \$100 gift cards from the Kansas City, Kansas Fraternal Order of Police. The gift cards were from Wal-Mart and the children were taken there by the police officers to go shopping for items they wanted for Christmas.

On December 21, 2016 The 5 Day Club served sixty children from Juniper Gardens and twenty-five children from St. Margaret's Park. Each child was given gift bags and a teddy bear for Christmas.

Month	Year	Units	HAP
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
January	2017	1464	878,579

Kansas City, Kansas Housing Authority
Move-Ins and Move-Outs - May 2014-Dec. 2016

Month	Move-Ins	Move-Outs
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
Dec-16	37	43



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.