



# **Agenda**

## Housing Authority of the City of Kansas City, Kansas Annual Meeting

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**Thursday, June 15, 2017 - 12:00 p.m.**

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

**I. Roll Call**

**II. Approval of the Minutes**

Regular Board Meeting - May 18, 2017

**III. Executive Director's Report**

**IV. Committee Reports**

**V. New Business Consent Items**

Note: All matters below on the New Business Consent Items are considered under one motion and will be enacted by one motion. There will be no separate discussion on those items. If discussion is desired, that item will be removed by the Chair from the New Business Consent Items and considered separately as the first item under the New Business Discussion Items.

**A. Resolution No. 3339**

**PHA Certification of Compliance De Minimis Exception to Demolition**

**VI. New Business Discussion Items**

**A. Resolution No. 3340**

**Resolution Approving Continuance of Funding Plan in Support of Section 8 Housing Choice Voucher Program Using De-federalized Central Office Cost Center Reserves for the Housing Authority of the City of Kansas City, Kansas**

**B. Resolution No. 3341**

**Adopting 59th Annual Report**

**VII. Adjournment**

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

Thursday, May 18, 2017  
12 noon

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

On the 18th day of May 2017 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 Watkins, and upon roll call, the following members of the body were present:

Matt Watkins, Chairman  
Rev. Jimmie L. Banks, Vice-Chairman  
Jacques Barber, Commissioner (arrived after roll call)  
John P. Biscanin, Commissioner (via conference call)  
P. Anne McDonald, Commissioner  
Timothy J. Rhodes, Commissioner  
Alvin Sykes, Commissioner  
Charles Wilson, Commissioner

ABSENT: John Breitenstein, Commissioner  
Robert G. Frey, Commissioner  
Tyrone Garner, Commissioner  
Linda Warner, Commissioner

ALSO PRESENT: Milton Scott, Executive Director  
Paula K. Draves, Director of Section 8  
Cherrie Escobar, Section 8 Coordinator  
Gregory T. Gibson, Director of Finance  
Gerald Glavin, Superintendent  
Melinda L. Linnell, Director of Housing Management  
Sharron Davis-Mays, Self-Sufficiency Coordinator  
Benice Meeks, Assistant Director of Finance  
Jacqueline D. Randle, Executive Services Manager  
Anthony J. Shomin, Director of Facilities Management  
Loretta Heath, St. Margaret's Park  
Harold Johnson, Unified Government Commissioner

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Chairman Watkins called the meeting to order. He introduced and welcomed Unified Government Commissioner Harold Johnson who represents District 4. *The Housing Authority is in District 4.* Roll call was then taken.

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Commissioner McDonald made a motion to approve the minutes of the regular meeting held April 20, 2017. Commissioner Banks seconded the motion and the following vote was recorded:

AYES: Banks, Biscanin, McDonald, Rhodes, Sykes, Watkins, Wilson

NAYS: None

ABSENT: Barber, Breitenstein, Frey, Garner, Warner

ABSTAIN: None

Motion carried.

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

- Mr. Scott directed the board's attention to the Executive Director's report pages 9—26 of the board packet.
- He noted that the Housing Authority is partnering with Workforce Partnership to provide work experience to two individuals that will be working with the agency for six weeks. Their salaries are being paid and personnel matters are being handled through Workforce Partnership.
- Mr. Scott explained that the HUD field office notified the Housing Authority that Oakwood Gardens is opting out of its contract with HUD's office of Multi-family Housing. The property is in our jurisdiction and HUD offered the KCKHA an opportunity to administer 10 enhanced vouchers. The target date for the conversion is May 31, 2017. There are a total of 50 units available at Oakwood Gardens; 10 are enhanced vouchers, 15 are currently on the Section 8 program and the remaining 25 are unassisted units. The property is located at 3305 Wood Ave. (Commissioner Barber arrives.)
- The Wyandot Center for Community Behavioral Healthcare (WCCBH) is seeking a grant from the Kansas Housing Resources Corporation (KHRC) for tenant based rental assistance program (TBRA) funding. The Housing Authority wrote a letter of support for this grant. WCCBH works with individuals with mental health issues or those who have been incarcerated to secure housing. They currently serve 18 individuals through the TBRA program.
- Mr. Scott gave the board a handout entitled, *Finding Stable Homes for 1,400 Homeless Children in KCK Schools*. This handout was provided by Commissioner Garner.

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## **Committee Reports**

### Personnel

Vice-Chairman Banks indicated the Personnel committee would meet next week and Ms. Randle would set up the meeting.

### Development

Chairman Watkins noted that the Development committee met with the realtor and they were presented with a handful of additional properties. The brokers are pairing down the list of properties based on the comments received and staff will be meeting on June 6, 2017 to visit properties. Additionally, Insight has information regarding Juniper Gardens that they will be presenting to the Development committee.

### Finance

Commissioner McDonald indicated the Finance committee will meet the first week of June. Mr. Gibson noted they would meet in preparation for submitting the annual report at the June board meeting. The next Finance committee meeting is being planned for Wednesday, June 7, 2017 at 4pm, but Commissioner McDonald added that the date has not been finalized with the committee.

### Resident Participation

Commissioner Wilson noted the PHRC (*Public Housing Resident Council*) was held this month. There is interest with involving the United Resident's Council and having them both work together. The next meeting will be held at Juniper Gardens on June 6, 2017. He concluded that they are making progress with being inclusive.

### Bylaws

Commissioner Barber indicated the Bylaws committee has not met since the last Housing Authority board meeting and he has not received any additional comments. He noted that everyone received the proposed changes the Bylaws committee made at last month's board meeting. There was one suggestion about the appointment to chair the committees. There was also a suggestion about whether or not we would accept board members nominating themselves, and Commissioner Sykes provided comments concerning this matter. Commissioner Barber noted that the proposed changes from the last month's board meeting would need to be discussed today. He suggested that further discussion would reduce confusion. He asked that the board adopt the idea of having policies and procedures to address these matters as opposed to putting

these details in our bylaws. What goes into the policies and procedures could be addressed later. (*Commissioner Rhodes arrives in person. He was present at the beginning of the meeting via conference call.*) Chairman Watkins noted he was in agreement to have policies and procedures separate from the bylaws. He noted we could unpack the specifics later. He added that the timeline for nominations is prolonged and he would like to see a shorter timeframe. He suggested deciding as a group if we are comfortable with having bylaws, and separate policies and procedures. Vice-Chairman Banks noted he was in agreement with what the Chairman was stating. Commissioner Barber clarified that he would like approval for the concept of having bylaws, and policies and procedures; and the actual content of each would be a separate matter. Chairman Watkins said he was in agreement with the concept.

Commissioner Sykes made a motion to have policies and procedures be separate from the bylaws. Vice Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, McDonald, Rhodes, Sykes, Watkins, Wilson

NAYS: None

ABSENT: Breitenstein, Frey, Garner, Warner

ABSTAIN: None

Motion carried.

**POLICES AND PROCEDURES WILL BE SEPARATE FROM THE BYLAWS.**

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Chairman Watkins anticipated that the Bylaws committee would be working on this matter. Commissioner Barber explained this would happen pending the discussion that takes place today. He noted they should review changes to the bylaws first and then discuss what goes into the policies and procedures. He confessed that he left his notes from last month at home and he does not have the written changes discussed at last month's meeting. He remembered there were changes in article one, a simple change was made under elections and a change was made in the committees. A change under committees was what was discussed under the Minority Participation committee. Commissioner Barber further noted the Minority Participation committee was in place to ensure that minority business owners had an opportunity to bid on Housing Authority projects. An effort was made to include information in minority publications, workshops were held to show how the procurement process works, etc. Vice-Chairman Banks indicated he believed the Minority Participation committee was responsible for monitoring minority involvement in procurement with the Housing Authority. Commissioner Barber indicated because there were no specific guidelines, he does not believe there has been any specific reporting. He noted

the board should more clearly define the roles of the Minority Participation committee and decide whether we need a separate committee for minority participation. He explained that if minority participation were incorporated in the procurement process it could become cumbersome. The Minority Participation committee should be looking at policies and does not limit itself to specific procedures. He said we should look at the best course of action. Vice-Chairman Banks thought part of the process was to review all the committees and their relevancy. Mr. Scott noted it was correct that we would be looking at all the committees. He added we are hoping to remove Minority Participation as a standing committee and accomplish the same goals through our procurement process. Staff would be doing more workshops in the fall and spring and they would bring back reports about activities that encourage minority participation. An Ad-Hoc committee could be engaged if needed. Chairman Rhodes echoed that he understood Mr. Scott to say there would not be a need for a standing committee, but there could be a task force or Ad-Hoc committee to come back and reevaluate minority participation. Mr. Scott said that was correct. Chairman Watkins noted we should embrace minority participation, but it does not need to be singled out as a separate committee. Vice-Chairman Banks noted he was concerned that attention be given to minority participation. Commissioner Barber stated there is a broader concern about how we are approaching procurement in general. He proposed looking at how we address this as a board. He suggested there could be a procurement committee that looks at not only minority, but also local business owner participation. He offered to take this back to the Bylaws committee and report back. Commissioner McDonald noted that while she initially agreed with moving minority participation into procurement, it could become, out of sight out of mind. So she agreed with Vice-Chairman Banks that there should be some accountability. She suggested hearing our new Chairman's vision on this before moving forward. Chairman Watkins agreed and asked that Commissioner Barber work on this and bring it back to the board.

Commissioner Barber asked if there was any discussion on the other proposed changes. Chairman Watkins noted he would prefer to have something before him to look at before having this discussion. Mr. Scott asked that we receive wording for the committees' mission, also. Vice-Chairman Banks asked would the descriptions of the committees be part of the bylaws. He asked that this be provided so the board could make comments. Mr. Scott asked that the chairs of each committee provide guidance as a starting point. Chairman Watkins asked if those comments could be forwarded to Commissioner Barber by the first of June. Commissioner Barber noted that he would provide this information to Mr. Scott prior to the next meeting.

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

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### **New Business Consent Item**

Commissioner Watkins asked to be given an overview of Resolution No. 3338.

Resolution No. 3338, authorizing the approval of Section 8 Management Assessment Program Certification for FYE March 31, 2017, was introduced.

Ms. Draves expressed that she and Ms. Escobar did the SEMAP assessment together. She noted they did an agency self-assessment and there are 13 indicators with a maximum number of points. There are 135 points and we expect to receive a 100 percent rating. This resolution needs board approval and once approved it will be submitted electronically.

Commissioner Rhodes made the motion to approve Resolution No. 3338. Vice Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, McDonald, Rhodes, Sykes, Watkins, Wilson

NAYS: None

ABSENT: Breitenstein, Frey, Garner, Warner

ABSTAIN: None

Motion carried.

RESOLUTION 3338—AUTHORIZING THE APPROVAL OF SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION FOR FYE MARCH 31, 2017.

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### **New Business Discussion Item**

Chairman Watkins noted that he has been a member of the Housing Authority board for four years and he appreciates the support he receives from this board. He stated there has been a lot discussed over the last several years and there has been a cloud that is starting to clear. He expressed excitement about getting through the litigation issues, HUD-born issues, and our environmental issues. He noted that it is important to tell our story. There have been unfavorable stories about housing tax credits and favorable stories about Section 8. Chairman Watkins thinks there are incredible opportunities out there. We should be touting our horn more. He noted that the Housing Authority has an exceptional staff that expresses care, concern and comradery. He said we need to hear more about CHIG as it is a future driver for us in the world of HUD funding. He expressed that we are over exposed in terms of relying on federal funding. We may need to do business differently as we move forward, using tools like Section 8 and CHIG to rebrand what housing authorities look like.

Chairman Watkins noted he will actively work to transition this agency to be more sustainable with less federal influence. We want to continue to provide safe and sanitary housing. He noted that, other than the efficiency contract, we do not have any debt on our properties. He suggested using this as a tool to repurpose some of our properties. Chairman Watkins stated that we want to continue to do good work and move the agency forward. He wants to showcase that we have good people doing good work in this community. He asked for a commitment to step up and support his vision. He then welcomed comments or questions.

Commissioner Barber noted that this Housing Authority has the potential to be one the best in the country. He agreed with the Chairman that we rely too heavily on federal funding and need to look for ways to augment this funding. He noted that he is anxious and willing to put forth an effort.

Commissioner Sykes indicated that he appreciates Chairman Watkins' remarks and he will continue to work with the residents for a successful outcome. He wants to tell more stories about residents that have been successful through their use of public housing.

Vice Chairman Banks agreed that we need to work more closely with the Unified Government and their plans for housing. He is open to partnering and maximizing our resources to benefit the entire county. Chairman Watkins agreed that there are great opportunities for us to work together. He indicated that he would like the agency to set the trend and be a national example.

Unified Government Commissioner Harold Johnson thanked the board for its invitation to be present today. He said it is all about quality of life and social justice with an accent on quality housing. In terms of economic development, he wants to look at how all of this works together in terms of redevelopment. He stated this is a great opportunity for us to work together. He commended the board, Mr. Scott, and the staff for the work they are doing. While we cannot predict what will happen in Washington, D.C., he expressed excitement about the future. He believes the future is bright because of what has already been done. He looks at housing as an overall component of economical development. He shared that we need to see more happening in the eastern corridor of the city. He appreciated being at the meeting to get a sense of where the agency is going. He asked that the board not hesitate to call on him on behalf of the Unified Government.

UG Commissioner Johnson mentioned SOAR (Stabilization, Occupancy and Revitalization) which deals with blight. About 20 UG departments are involved with this initiative and it is working. Buildings are being torn down and lawns are being cut in the areas of 29<sup>th</sup> to 3<sup>rd</sup> Street, he asked the board to start paying attention; this will lead to putting us in a better position to attract investors. Commissioner McDonald noted she has seen this take place in her neighborhood. Chairman Watkins noted there may be a role we can play in this



conversation. He welcomed the Housing Authority being a partner with the UG to maximize the benefit for both of us. Commissioner Johnson further explained that some of the homes may be revitalized and that is where we could work together.

Commissioner Barber made a final announcement about the Kansas City Astronomical Society of which he is a board member. He noted there will be a total solar eclipse in August 2017 and it can be seen perfectly in St. Joseph, Missouri. Google is providing glasses for free for the eclipse. Commissioner Barber indicated he would like to get with Commissioner Wilson and Ms. Davis-Mays to get this information out to residents of public housing. He concluded that a total solar eclipse will not happen again for 100 years.

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Vice-Chairman Banks made a motion to adjourn. Commissioner Rhodes seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, McDonald, Rhodes, Sykes, Watkins, Wilson

NAYS: None

ABSENT: Breitenstein, Frey, Garner, Warner

ABSTAIN: None

Motion carried.

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Matt Watkins, Chairman

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Milton Scott, Executive Director

# EXECUTIVE DIRECTOR'S REPORT

June 2017

1. **May 1, 2017** KCKHA wrote a letter of support on behalf of YouthBuild program for a continuation grant with the Department of Labor (DOL). In addition, I attended the YouthBuild Advisory Board Meeting on May 12, 2017.
2. **May 9-12, 2017** KCKHA staff participated in a week long training provided by HAI Group, our insurance group. It was facilitated by JB Smith, Senior Risk Control Consultant. Listed are the training areas covered:
  - **Safe Driver Training** (Maintenance Professionals/Administration & Management)
  - **Essentials of Risk Management** (Maintenance Professionals/Administration & Management)
  - **Safety for Maintenance Workers**
  - **Safety Committee Training**
3. **May 16, 2017** KCKHA Chairman Matt Watkins and I attended a Stakeholders meeting sponsored by UG's Planning Department regarding University Town/Fisher Park development in the Rosedale community. This was the Kick-off as part of a series of Public Outreach and Community Engagement meetings.
4. **May 31, 2017** I meet with Erin Stryka, Executive Director, Rosedale Development Association and Je T'aime Taylor. We discussed ways that we can continue our partnership at Rosedale Towers and Belrose Manor.

In addition, Elaine Stroud and I meet with Cheryl McMurphy, Executive Director of Kim Wilson Housing (KWH) and Jana Loflin, Director of Housing Location Services program, regarding the implementation of the Housing Location Services program. This is a new initiative to keep people housed. KCKHA will refer residents to KWH to reduce evictions.

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 May 31, 2017**

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Description	Rate <sup>(a)</sup>	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$395,337.53	Liberty
Payroll Account	0.00%		\$186,552.22	Liberty
ACH Pymt Account	0.15%		\$35,634.37	Liberty
Rent Depository Account (NEW)	0.00%		\$1,360,881.46	Brotherhood
Rent Bank Deposit Accounts	0.75%		\$139,758.85	Various
Homeless Prevention Program	0.75%		\$5,497.68	Brotherhood
Sponsorship Program	0.75%		\$20,758.96	Brotherhood
Section 8 Checking (NEW)	0.00%		\$239,669.45	Brotherhood
EPC Replacement Reserve Acct	0.15%		\$38,586.31	Liberty
Community Hsg Inv Group			\$283,369.56	Liberty
KCKHA Debt Service Account			\$1,024,847.08	Deutsche Bank
CD#33674	0.77%	02/27/18	\$500,000.00	Liberty
CD#120245349	0.50%	08/26/17	\$500,000.00	Brotherhood

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(a) Represents Rates as of June 9, 2017 provided by Banks.

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



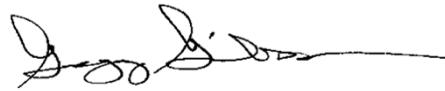
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Gregg Gibson  
Director of Finance

**Kansas City, Kansas Housing Authority  
Delinquency in Accounts Receivable  
For the Month of May 2017**

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	<b>Rent &amp; Other Charges</b>	<b>Repayment Agreements</b>	<b>Net Total</b>
Accounts Receivable (Amounts Delinquent)	\$30,812.60	(\$16,050.07)	\$14,762.53
Total Charges to Tenants for Month			\$419,634.51
Delinquency Ratio			3.52%
Petitioned to Court Last Month ( <i># of Summons Issued</i> )			26
Praecipes Issued ( <i># on Setout List</i> )			9
Evictions ( <i># Set Out</i> )			9
Pending Evictions ( <i># Placed on Hold</i> )			0



Gregg Gibson  
Director of Finance

**Kansas City, Kansas Housing Authority**

Payments Over \$1,000.00

For The Month of MAY'17

**\*CONTRACT COSTS\***

Titan Protection & Consulting	\$6,861.03
Titan Protection & Consulting	\$6,692.00
Titan Protection & Consulting	\$6,560.12

**\*MAINTENANCE COSTS\***

Able Auto Service	\$2,045.39
Becker Tire Wholesale	\$1,403.00
Best Plumbing Specialities Inc	\$2,743.80
Booney's Lawn Service	\$6,820.00
Booney's Lawn Service	\$6,820.00
Carpet Corner Inc.	\$2,999.40
Cummins Central Power, LLC	\$2,591.91
Deffenbaugh Industries Inc.	\$4,581.32
Donisha Henderson dba	\$1,750.00
Donisha Henderson dba	\$1,400.00
Donisha Henderson dba	\$1,050.00
Donisha Henderson dba	\$1,050.00
Ferguson Enterprises Inc	\$3,386.77
Ferguson Enterprises Inc	\$2,468.93
Ferguson Enterprises Inc	\$1,940.62
Ferguson Enterprises Inc	\$1,348.89
Fire & Security Solutions	\$1,598.85
Fire & Security Solutions	\$1,075.67
Frye Construction Co., Inc	\$57,400.00
General Electric Company	\$2,443.08
Grainger	\$1,640.81
Grainger	\$1,307.39
Home Depot Supply	\$4,721.77
Home Depot Supply	\$1,621.93
Home Depot Supply	\$1,415.51
Johnstone Supply Co	\$1,971.77
Massco Inc	\$1,348.72
Minnesota Elevator, Inc.	\$13,913.00
Minnesota Elevator, Inc.	\$4,413.34
Minnesota Elevator, Inc.	\$4,413.34
Olney Sales Inc	\$2,698.00
Oscar's Maintenance Service Corp., LLC	\$3,165.00
Oscar's Maintenance Service Corp., LLC	\$2,740.00
Oscar's Maintenance Service Corp., LLC	\$1,580.00
Presto-X	\$1,950.00

**Kansas City, Kansas Housing Authority**

Payments Over \$1,000.00

For The Month of MAY'17

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

Sherwin-Williams Co.	\$5,880.82
Sherwin-Williams Co.	\$5,160.82
SOS Pest Control	\$4,050.00
Stanion Wholesale Electric	\$4,294.80
Strasser Hardware	\$2,428.80
Supplyworks	\$1,763.59
Supplyworks	\$1,300.72
Three Sons Construction	\$12,015.00
Three Sons Construction	\$11,370.00
Three Sons Construction	\$8,910.00
Three Sons Construction	\$3,875.00
Total Filtration Services	\$1,537.16
Wartian Lock Sales Co.	\$2,667.48
Wilmar Industries	\$3,832.34
Zep Manufacturing Co.	\$1,479.77

**\*MISCELLANEOUS COSTS\***

Alexander Open Systems	\$9,435.00
Alexander Open Systems	\$3,440.00
All Makes Machine	\$2,323.00
American Express	\$2,108.25
AT&T	\$6,549.81
AT&T	\$6,492.60
AT&T	\$1,146.11
AT&T	\$1,145.58
Housing Authority Risk Retention Group	\$1,165.23
Kinkos Fedex	\$1,907.96
Mastercard	\$2,724.30
Mike Price	\$1,725.00
Online Information Services	\$1,690.00
PHADA	\$4,475.00
Postmaster	\$5,000.00
Shawnee Mission Ford Inc	\$32,425.00
Staples Advantage	\$1,830.66
Time Warner Cable	\$1,329.67
U.S. Bank Equipment Finance	\$1,607.35
U.S. Bank Equipment Finance	\$1,466.82
WEX Bank	\$7,294.14

**Kansas City, Kansas Housing Authority**

Payments Over \$1,000.00

For The Month of MAY'17

**\*PAYROLL COSTS\***


AETNA	\$88,824.30
AFLAC Premium Holding	\$2,728.74
Colonial Life & Accident	\$4,865.82
Delta Dental	\$4,523.41
Kansas Payment Center	\$1,034.34
Kansas Payment Center	\$1,034.33
KPERS Retirement System	\$28,371.51
KPERS Retirement System	\$28,079.56
Nationwide Retirement	\$3,151.08
Nationwide Retirement	\$2,881.08
UMB Health Savings Acct.	\$3,915.31
UMB Health Savings Acct.	\$3,860.31
W. H. Griffin Trustee	\$1,077.24

**\*INTERBANK TRANSFERS\***

Liberty Gen Fund to Payroll Transfers	\$178,600.00
Liberty Gen Fund to Payroll Transfers	\$175,800.00
Liberty Gen Fund to Payroll Transfers	\$179,000.00
Bank of Labor Gen Fund to Liberty Gen Fund	\$500,000.00
Liberty Gen Fund to ACH Transfers	\$35,400.00
Liberty Gen Fund to ACH Transfers	\$34,800.00
Liberty Gen Fund to ACH Transfers	\$35,000.00

**\*UTILITIES COSTS\***

Atmos Energy	\$1,872.71
Atmos Energy	\$1,268.46
Board of Public Utilities	\$88,981.59
Board of Public Utilities	\$53,138.22
Board of Public Utilities	\$39,903.40
Board of Public Utilities	\$22,382.70
Constellation New Energy	\$8,932.16
Constellation New Energy	\$5,137.71
Kansas Gas Service	\$19,408.10
Kansas Gas Service	\$2,819.03
Kansas Gas Service	\$1,421.97

  
Gregg Gibson  
Director of Finance

**Kansas City, Kansas Housing Authority**  
**Operating Receipts and Expenditures**  
**For Period Ending April 30, 2017**

	CEN OFFICE	%	CEN OFFICE	PUBLIC HSG	%	PUBLIC HSG	SECTION 8	%	SECTION 8
	YR TO DATE	8%	BUDGET	YR TO DATE	8%	BUDGET	YR TO DATE	8%	BUDGET
<b>OPERATING INCOME:</b>									
Dwelling Rent				\$396,045.56	9%	\$4,591,365.00			
Fraud Recovery Income									
Interest Income	\$147.49	16%	\$930.00			\$1,930.00			
Tenant Income				\$20,394.35	8%	\$254,610.00			
Other Income			\$2,116.00	\$8,865.70	3%	\$322,824.00			\$6,500.00
Fee for Services - COCC	\$168,538.21	8%	\$2,078,416.00						
Management Fees	\$146,025.72	7%	\$2,142,462.00						
Total Operating Income	\$314,711.42	7%	\$4,223,924.00	\$425,305.61	8%	\$5,170,729.00			\$6,500.00
Operating Subsidy				\$524,109.00	8%	\$6,836,617.00			
Prior Year Subsidy									
Section 8 Admin Fees							\$67,566.00	8%	\$827,206.00
Total Operating Receipts	\$314,711.42	7%	\$4,223,924.00	\$949,414.61	8%	\$12,007,346.00	\$67,566.00	8%	\$833,706.00
<b>OPERATING EXPENSES:</b>									
Administrative Salaries	\$48,455.58	5%	\$891,551.00	\$51,021.83	5%	\$1,071,482.00	\$16,088.80	5%	\$320,819.00
Management Fees				\$117,263.22	8%	\$1,499,634.00	\$28,762.50	8%	\$351,800.00
Other Admin Expenses	\$5,630.79	3%	\$176,842.00	\$4,737.40	3%	\$175,971.00	\$322.88	1%	\$34,533.00
Tenant Service Salaries									
Resident Assoc Expenses				\$1,379.83	6%	\$24,054.00			
Other T/S Expenses						\$16,037.00			
Utilities	\$2,418.65	8%	\$29,685.00	\$75,298.88	3%	\$2,267,292.00			
Maintenance Salaries	\$78,438.17	6%	\$1,415,548.00	\$61,157.89	5%	\$1,337,152.00			
Maint Materials	\$3,941.77	1%	\$603,248.00	\$1,017.77	0%	\$221,595.00			\$2,201.00
Fee for Services - COCC				\$168,538.21	8%	\$2,078,416.00			
Other Maint Contracts	\$1,188.94	1%	\$126,020.00	\$24,529.04	2%	\$1,027,890.00			\$1,250.00
Security Salaries									
Other Security Expense			\$3,000.00	\$8,131.80	5%	\$175,297.00			
Insurance	\$9,178.70	9%	\$103,327.00	\$33,624.74	8%	\$415,408.00	\$1,574.06	8%	\$20,333.00
Terminal Leave Payments									
Employee Benefit Contributions	\$59,809.29	8%	\$787,652.00	\$58,920.27	7%	\$803,467.00	\$7,118.51	7%	\$107,018.00
Collection Losses				(\$2,795.94)	-2%	\$159,810.00			
Interest Expense				\$56,118.22	9%	\$649,983.00			
Other General Expense	\$210.00	3%	\$7,500.00	\$93.62	1%	\$8,462.00	\$1,781.94	7%	\$25,580.00
Total Routine Expenses	\$209,271.89	5%	\$4,144,373.00	\$659,036.78	6%	\$11,931,950.00	\$55,648.69	6%	\$863,534.00
Extraordinary Maintenance									
Depreciation Expense									
Proceeds from Sale of Equip									
Casualty Losses - Net				(\$30,916.42)					
Total Operating Expenses	\$209,271.89	5%	\$4,144,373.00	\$628,120.36	5%	\$11,931,950.00	\$55,648.69	6%	\$863,534.00
Prior Year Adjustments									
Total Operating Expenditures	\$209,271.89	5%	\$4,144,373.00	\$628,120.36	5%	\$11,931,950.00	\$55,648.69	6%	\$863,534.00
Gain/(Loss) from Operations	\$105,439.53		\$79,551.00	\$321,294.25		\$75,396.00	\$11,917.31		(\$29,828.00)



Gregg Gibson  
Director of Finance



**KANSAS CITY, KANSAS HOUSING AUTHORITY  
MAINTENANCE REPORT  
FOR THE MONTH OF MAY 2017**

**CUSTOMER SERVICE & SATISFACTION SURVEY - MAY 2017**

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
05/01/17	92	9	101	4	4	0	5
05/02/17	64	12	76	5	5	0	7
05/03/17	84	11	95	5	5	0	6
05/04/17	124	6	130	1	1	0	5
05/05/17	60	6	66	1	1	0	5
05/08/17	33	7	40	0	0	0	7
05/09/17	46	3	49	0	0	0	3
05/10/17	34	4	38	1	1	0	3
05/11/17	31	12	43	2	2	0	10
05/12/17	44	6	50	1	1	0	5
05/15/17	106	9	115	5	5	0	4
05/16/17	74	13	87	6	6	0	7
05/17/17	116	16	132	6	6	0	10
05/19/17	79	7	86	3	3	0	4
05/22/17	97	10	107	7	7	0	3
05/23/17	64	12	76	8	8	0	4
05/24/17	59	8	67	5	5	0	3
05/25/17	84	9	93	5	5	0	4
05/26/17	74	19	93	6	6	0	13
05/30/17	65	7	72	4	4	0	3
05/31/17	42	16	58	6	6	0	10
<b>TOTAL</b>	<b>1,864</b>	<b>180</b>	<b>768</b>	<b>84</b>	<b>108</b>	<b>0</b>	<b>150</b>

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

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

- (a) Residents Contacted                      47% of the service work orders completed
- (b) No Response                                83% of the service work orders completed
- (c) Favorable Response                      129% 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	109	53	162
Units in Mod	0	0	0
Fire Units	0	0	0
Rentable Units	109	53	162
Move-Ins	19	26	45
Move-Outs	15	23	38
Units Available	9	5	14
Units Readied in MAY	20	20	40

REPORT F

May 2017 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 *(3) JUNIPER GARDENS	265	216	49	82%	82%
K1-2 ST. MARGARETS PARK	100	87	13	87%	88%
K1-3 CYRUS K. HOLIDAY	60	58	2	97%	95%
K1-4*(1) WYANDOTTE TOWERS	302	288	14	95%	96%
K1-5*(2) BELROSE MANOR	90	87	3	97%	94%
K1-6 Elderly DOUGLAS HEIGHTS	101	93	8	92%	91%
K1-6 Family DOUGLAS HEIGHTS	99	89	10	90%	88%
K1-7 SCATTERED SITES	24	17	7	71%	71%
K1-9 SCATTERED SITES	30	30	-	100%	100%
K1-10 *(2) SCATTERED SITES	42	39	3	93%	86%
K1-11 GRANDVIEW PARK	39	38	1	97%	97%
K1-12 CHALET MANOR	66	52	14	79%	80%
K1-13 WELBORN VILLA	80	79	1	99%	99%
K1-14 BETHANY PARK TOWERS	153	143	10	93%	94%
K1-15 *(3) SCATTERED SITES	20	19	1	95%	85%
K1-17 GLANVILLE TOWERS	108	103	5	95%	94%
K1-18 ROSEDALE TOWERS	122	120	2	98%	96%
K1-20* WESTGATE TOWERS	163	155	8	95%	95%
K1-21 SCATTERED SITES	8	3	5	38%	75%
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%	99%
K1-25 SCATTERED SITES	12	11	1	92%	92%
Sub-Total before Adjustments	2,057	1,898	192	92%	92%
Less: # of Deprogrammed Units	31		31		
Less: # of Units Under Modernization	11		11		
<b>Total Units Available for Occupancy</b>	<b>2,015</b>	<b>1,898</b>	<b>150</b>	<b>94%</b>	<b>94%</b>

(\* ) Modernization units

## **MODERNIZATION AND DEVELOPMENT REPORT JUNE 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, Floors 1, 2 & 3.

### **K1-54 SCATTERED SITES(15), PLAYGROUND REPLACEMENT**

Bids closed on March 29<sup>th</sup>, 2016. The Board rejected the bid received for this project at the April 21<sup>st</sup>, 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. Punch list items and closeout are pending.

## **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 Towers (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 3<sup>rd</sup>, 2016. The Board authorized the contract at the May 19<sup>th</sup>, 2016 meeting. Preconstruction meeting was held on June 6<sup>th</sup>, 2016. Notice to Proceed was issued on September 12<sup>th</sup>, 2016. Equipment/conduit installation is complete. Punch items are pending. Training was held the week of March 20<sup>th</sup>, 2017 involving designated employees. Additional change order work, punch list items and final closeout is pending.

## **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 2<sup>nd</sup>, 2015. The Capital Fund Program 2016 was approved at the December 17<sup>th</sup>, 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

JUNE 2017

SUBMITTED BY

SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

On Tuesday, May 2, 2017; the Public Housing Resident Council and Associations met. There were a total of 18 residents in attendance. Each resident council and association president was provided with a copy of the Admissions and Continued Occupancy Policy (ACOP). I explained to the resident leaders that the ACOP was the guide book for the Housing Authority.

The resident leaders inquired about how to increase attendance at their resident council and association meetings. They were advised to knock on doors and talk to residents when they were entering the buildings or when on a family site, and pass out flyers to get the residents interested.

On Thursday, May 4, 2017; Connecting for Good started the process to install a computer lab at Douglas Heights high-rise.

On Tuesday, May 16 2017; we had three residents complete the Harvester's Nutrition Program. This was an eight-week program that provided nutrition training to get folks thinking about how to eat healthier. Once a class was completed each resident received a bag of groceries. Our residents that completed the program are: Randy Randle Jr, Shirley Donnell, and Sheila Taylor.

On Wednesday, May 17, 2017; Melinda Linnell, Director of Housing Management and I met with the folks from the KCK School Nutrition Program for its final meeting before the summer meal program starts. It was discussed previously to add additional sites for a food truck to help feed children that were not close to the sites that are already in place. The food truck will go to the following places once a week: Bethany Park, Heathwood Spray Park, Splitlog Farm, and Strawberry Hill Farmers Market.

Also, on Wednesday, May 17, 2017; I met with residents of Westgate Towers in an attempt to work toward re-establishing their resident council. Attendance was very low with only six residents participated. Residents who attended shared that a lot of the residents forgot about the meeting. We will try to meet again during the month of June in hopes that we can begin to get residents interested in becoming officers for the resident council.

On Wednesday May 31, 2017; 58 letters were sent out to young people who have graduated from high school. This notice was sent to inform them of the scholarship program sponsored by the Housing Authority Insurance Inc. Some of the young people could win a \$6,000 scholarship to help with their first year of college. The deadline to apply is June 30, 2017. We hope that some of our young people will take advantage of this program.

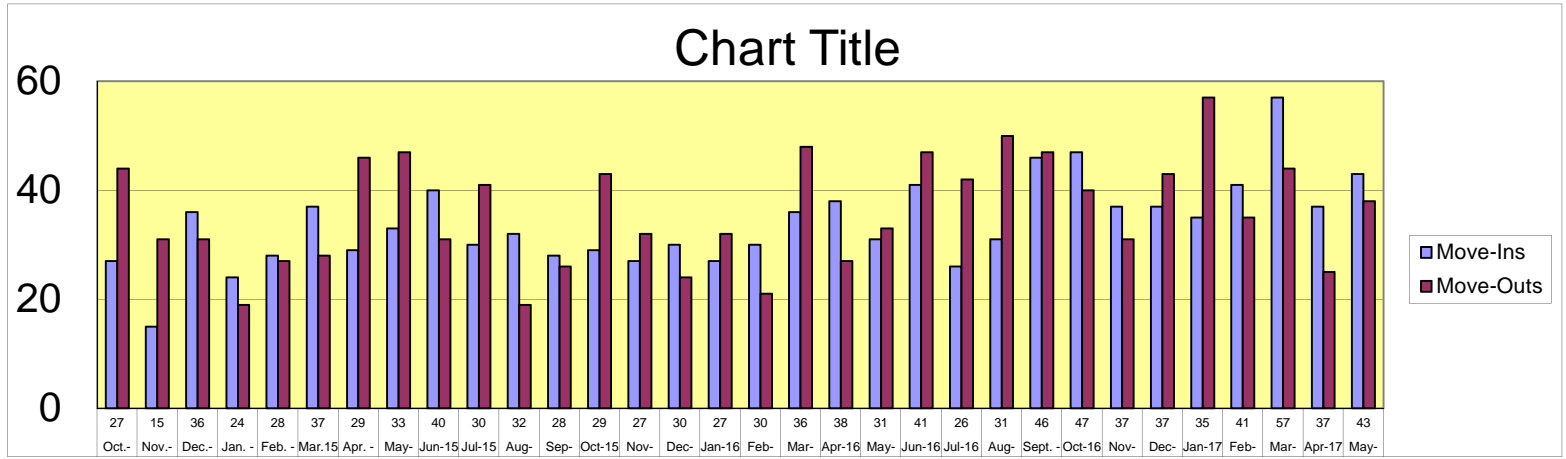
**Report I****Section 8 Monthly Units and HAP Payments**

<b>Month</b>	<b>Year</b>	<b>Units</b>	<b>HAP</b>
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
February	2017	1474	883,557
March	2017	1462	891,001
April	2017	1475	887,533
May	2017	1456	899,588
June	2017	1460	877,833



Kansas City, Kansas Housing Authority  
Move-Ins and Move-Outs - Oct. 2014 - May 2017

Month	Move-Ins	Move-Outs
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
Jan-17	35	57
Feb-17	41	35
Mar-17	57	44
Apr-17	37	25
May-17	43	38



KANSAS CITY KANSAS HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
June 15, 2017

**New Business Consent Item:** Authority to Demolish 200, 202, 204, and 206 Edgerton Avenue in K1-51 Juniper Gardens

**Resolution Number 3339**

**BACKGROUND:**

The building at 200, 202, 204, and 206 Edgerton Drive was severely damaged by a fire and due to the severity of the fire and along with the Housing Authority's desire to reduce density at Juniper Gardens, it is recommended that this building be demolished instead of rehabilitated.

**CURRENT ISSUE:**

To accomplish this demolition, HUD requires that the Housing Authority make application to the Special Applications Center (SAC) for approval of an inventory reduction action to remove this building from our inventory.

Since this is the only building, at this time, that the Housing Authority wishes to demolish, HUD allows for what is called a De Minimis exception to demolition requirements. This allows a Public Housing Authority to demolish not more than the lesser of:

- (1) Five dwelling units; or
- (2) 5 percent of the total dwelling units owned by the Housing Authority over any five year period.

To qualify for this exemption, the space occupied by the demolished units must be used for meeting the service of other needs of public housing residents (use of space to construct a laundry facility, community center, child care facility, office space for a general provider; or for use as open space or a garden). The units being demolished must also be beyond repair. The space of this proposed demolition will be used as green space.

The DeMinimis application is a much reduced version of the demolition application with fewer requirements. The application requires a resolution with various certifications approved by the Board of Commissioners of the Housing Authority in support of the demolition of the units and approval of the submission of the inventory removal application to SAC.

Attached is the resolution in support of the demolition and approving the submission of the inventory reduction application to SAC for the demolition of the 200, 202, 204, 206 Edgerton Drive building at Juniper Gardens.

**BOARD ACTION:**

Approve Resolution 3339, if Appropriate.

The Board of Commissioners hereby gives its support of the demolition and approving the submission of the inventory reduction application to SAC for the demolition of the 200, 202, 204, 206 Edgerton Drive building at Juniper Gardens.

## **RESOLUTION #3339**

### **PHA Certification of Compliance De Minimis Exception to Demolition**

Acting on behalf of the Board of Commissioners of the Kansas City Kansas Public Housing Authority (KCKHA), as its Executive Director, the Board of Commissioners supports the demolition of, and approves the submission of the Inventory Removal Application (HUD-52860) hereinafter referred to as the "Application", for the building located at K1-51 Juniper Gardens, addressed as 200, 202, 204 and 206 Edgerton Drive, in Kansas City Kansas, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development(HUD) in connection with the submission of this Application and the implementation thereof:

- 1) All information contained in the Application is true and correct as of the date of this Application;
- 2) The proposed removal action does not violate any remedial civil rights orders or agreements, compliance agreements, final judgments, consent decrees, settlement agreements, or other court orders or agreements to which the KCKHA is a party;
- 3) The KCKHA certifies that it will carry out the proposed removal action 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 in carrying out the proposed removal action;
- 4) The KCKHA will relocate any residents affected by this proposed inventory removal action in compliance with all applicable federal, state, and local laws, including, without limitation;
- 5) The KCKHA will comply with all reporting and recordkeeping requirements of HUD in connection with this inventory removal action and shall make all required reports to the applicable HUD Field Office. The KCKHA acknowledges that reporting and recordkeeping requirements are ongoing and certifies it will comply with these requirements after it receives approval to this inventory removal action for the SAC;
- 6) At this time, the KCKHA is operating 2058 public housing dwelling units under its ACC;
- 7) In the last five years, the KCKHA has demolished 0 public housing dwelling units through the De Minimis demolition exception;
- 8) The four(4) public housing dwelling units identified for demolition as part of this proposed De Minimis exception action do not exceed the statutory maximum of five percent of the KCKHA total housing stock, or five dwelling units, whichever is less, when added to the public housing dwelling units previously demolished in this five year period, using the De Minimis demolition exception action;
- 9) The KCKHA will not demolish any non-dwelling structures or other KCKHA property other than the dwelling units identified as part of this De Minimis demolition exception;
- 10) The KCKHA will not dispose of any KCKHA-owned property as part of this De Minimis demolition exception action;
- 11) The KCKHA is demolishing the public housing dwelling units because the dwelling units are beyond repair;
- 12) All attachments and supporting documentation referenced in the Application have been and will continue to be available at all times in the KCKHA primary business office;
- 13) The KCKHA will comply with all reporting and recordkeeping requirements of and shall make all required reports to the applicable HUD Field Office. The KCKHA acknowledges that reporting and recordkeeping requirements are on going and certifies that it will comply with all applicable reporting requirements after it receives any approvals to this action from the SAC;

14) The KCKHA certifies that the proposed action complies with all applicable Federal statutory and regulatory laws;

15) The KCKHA will not take any action to commence the proposed removal action, including without limitation the expenditure of HUD funds, until it receives written approval of this proposed action from HUD.

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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)

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Matt Watkins  
Chairman  
Kansas City Kansas Housing Authority

Approved by the Board of Commissioners of the Kansas City Kansas Housing Authority on this 15<sup>th</sup> day of June, 2017.

Provide application attachments as needed. All attachments must reference the Section and Line Number to which they apply.

## **RESOLUTION NO. 3340**

### **RESOLUTION APPROVING CONTINUANCE OF FUNDING PLAN IN SUPPORT OF SECTION 8 HOUSING VOUCHER PROGRAM USING DE-FEDERALIZED CENTRAL OFFICE COST CENTER RESERVES FOR THE HOUSING AUTHORITY OF THE CITY OF KANSAS CITY, KANSAS**

**WHEREAS**, the Section 8 program operated at a loss for the most recently-completed fiscal year ended March 31, 2017, where the administrative expenses of operating the program have exceeded the amount of administrative fees earned from and provided by HUD based on the number of vouchers leased; and

**WHEREAS**, according to CFR Sections 982.151 & 982.152, housing assistance payment (HAP) funding can only be used to support the payment of HAP expenses. The Housing Choice Voucher Program is a federal program in which the Kansas City, Kansas Housing Authority (KCKHA) receives an established administrative fee from HUD for the administration of the program. Since the fee cannot be adjusted (other than to be adjusted by HUD based on prorated congressional budget authority limitations) and increased, the KCKHA is limited to the amount of administrative expenses that can be incurred without exceeding the fee earned. Also, for the calendar year ended December 31, 2016, HUD funded administrative fees at an 83.856% proration level based on limited congressional budget authority. Consequently, it has been continually important that the KCKHA monitor the actual administrative expenses incurred and the amount of administrative fees earned; and

**WHEREAS**, after staff discussions with the KCKHA Board Finance Committee, the KCKHA Board of Commissioners had previously approved the use of Central Office Cost Center (COCC) reserves to cover the March 31, 2010 through March 31, 2015 deficits, as well as continue to cover Section 8 HCV operating reserve losses for subsequent fiscal years; and

**WHEREAS**, the KCKHA has sufficient Central Office Cost Center (COCC) reserves to cover the existing operating loss at March 31, 2017;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Kansas City, Kansas, that the COCC transfer \$16,782.00 from its operating reserves to cover the Section 8 operating loss at March 31, 2017.

**BE IT FURTHER RESOLVED** that KCKHA staff closely monitor the Section 8 activity and make additional formal board requests, if necessary, for transfers to cover operating losses for the March 31, 2018 fiscal year.

## **RESOLUTION NO. 3341**

### **ADOPTING 59<sup>th</sup> ANNUAL REPORT**

**BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Kansas City, Kansas, that the 59<sup>th</sup> Annual Report of the Housing Authority of the City of Kansas City, Kansas, for the fiscal year ended March 31, 2017, submitted by the Executive Director is hereby approved.

**BE IT FURTHER RESOLVED** that the 59<sup>th</sup> Annual Report be presented to the Unified Government of the City of Kansas City, Kansas/Wyandotte County, as required by State law.



**Kansas City, Kansas  
Housing Authority**

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

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**MEMORANDUM**

To: Board of Commissioners  
Milton Scott, Executive Director

From: Gregg Gibson, Director of Finance

Date: June 6, 2017

Re: Annual Report – FYE March 31, 2017

As a part of the annual meeting every June, we provide to the KCKHA Board of Commissioners an annual report of the recently-completed year's financial activity for the agency, which also gets submitted to the City/Unified Government.

The amounts shown on this annual report are the unaudited balances that have been submitted to HUD REAC (*Real Estate Assessment Center*) for review. Our auditors will come in later this year to review and prepare the audit report, at which time these numbers may be adjusted for the final audit report, which is normally presented to the Board later in the calendar year.

This year's report includes four (4) report pages, and presents the assets, liabilities, equity, income and expense for the four programs currently administered by the KCKHA – Public Housing, Section 8 Housing Choice Voucher, Community Housing Investment Group (CHIG), and Central Office Cost Center (COCC). The public housing program annual report is also detailed by each of the individual seven (7) AMP groupings. The public housing section of the report also includes both operational activity and capital fund program activity, as well.

The first page-and-a-half present the balance sheet account totals for all programs. As reflected on Line 27, the agency currently has total assets of just over \$75 million. The current balance of the EPC loan debt is \$12,775,632 (Lines 39 & 41). You will also recall that last year was the first year which we had to report our pension liability balance as reported by KPERs. This year's pension liability balance of \$4.6 million is shown on Page 2, Line 43. Pension liability will be discussed in more detail later in this memo.

Also on Page 2 of the annual report, on Lines 47-50, the agency currently has \$51.66 million in total equity. Of this \$51.66 million, \$52.051 million is capital assets equity (Line 47), just over \$877,000 is restricted equity (Line 48) related to the EPC program and the Section 8 program, and the agency

currently has a cumulative net deficit in unrestricted operating reserve of \$1.267 million as reflected on Line 49 (and also shown on Page 4, Line 128). Much of this large deficit is the direct result of the impact of the GASB 68 implementation. Again, we will discuss that in more detail later.

The agency's income numbers appear on page 2 of the report. Actual income totals (as well as expense totals, for that matter) are fairly consistent with the original budget projection figures that were presented to the board in March 2016. Out of the \$30.92 million in total revenue for FY 2017 (Line 71), just over \$16 million was applicable to the Public Housing program, \$10.5 million to the Section 8 Housing Choice Vouchers program, \$220,000 to CHIG activity, and \$4.1 million to the COCC.

Operating expenses for all projects and programs of the agency are then detailed on pages 3-4 of the annual report. For the 03/31/17 fiscal year, we had almost \$17.4 million in total operating expenses (Line 118), and \$30.9 million in total expenses (Line 122) which includes Section 8 HAP expense and depreciation expense. The total operating expenses also include, as shown on Line 116, \$678,531 of interest expense on the EPC loan.

You will recall that last year was the first year that we were required, as a local government entity, to comply with the provisions of the Government Accounting Standards Board (GASB) *Statement No. 68 – Accounting and Financial Reporting for Pensions* that was issued in June 2012. The primary objective of this Statement is to improve accounting and financial reporting by state and local governments for pensions. Its intent is also to improve information provided by state and local governmental employers about financial support for pensions that is provided by other entities.

As a result of this GASB pronouncement, in accordance with the actuarial tables provided by KPERS for their fiscal year ended June 30, 2016, the KCKHA has recorded \$2.378 million in cumulative pension expense (Line 131 for pre-FY2016 pension expense, Line 132 for FY2016 expense and Lines 112 & 133 for current year expense). Actually, as you can see from the negative amount on the current year line, the actuarial tables resulted in negative expense for this year. Also, as mentioned on the first page of this memo, we are currently reflecting a \$4.6 million pension liability on Line 43 of the balance sheet.

As we explained last year, technically, this pension expense, along with all of the other operating income and expense totals detailed in this annual report, affect the agency's operating reserve and total equity balances. The KCKHA has in the past and will continue in the future to make its statutory contributions to the KPERS program. However, the presentation/inclusion of these pension liabilities/expenses are having a significant impact on actual operating reserve balances. Therefore, as we present operating reserve balances to management and board from here on, we will always be giving those numbers with a caveat, and presenting "alternative numbers" that do not include these pension expense totals which are negatively skewing the reserve numbers.



Memo to Board – Annual Report

June 6, 2017

Page 3

With that said, we would direct you to the very bottom of Page 4 of the Annual Report, where we show the operating reserve adjustment due to the GASB 68 entries, “backing out” the cumulative pension expense entries from the operating reserve and equity totals, in order to present a truer representation of actual operating income, expense, and net reserve balances at the March 31, 2017 fiscal year.

If we do not include the pension expense, the public housing unrestricted net assets/operating reserves increase from a (\$914,701) deficit (Lines 49 & 128) to \$984,341, a swing of almost \$1.9 million. The COCC program unrestricted net assets decreased from a (\$79,381) deficit to a (\$343,108) deficit, but again, allowing for the GASB 68 adjustment, the COCC is reflecting a(\$100,474) operating reserve deficit.

Staff will continue to monitor expenses, enhance income where possible, and make recommendations for changes, accordingly. We are, however, still recommending maintaining the salary/merit increase freezes in the current budget year. We appreciate the board’s involvement and support in these activities, when necessary.

If any board members have specific comments or questions regarding any of the financial statement balances, either in the operating statement or the balance sheet, please feel free to contact me prior to the June 15 annual meeting or bring them to the meeting next Thursday for discussion.

Thanks...

**Kansas City, Kansas Housing Authority**  
 Unaudited Balance Sheet/Operating Statement - Fiscal Year Ended March 31, 2017  
 Presented for Discussion and Approval - June 15, 2017 Annual Meeting

Ln #	Total Agency	Total Pub Hsg	AMP 51 Juniper	AMP 52 Family North	AMP 53 Family South	AMP 54 Scattered	AMP 55 Wyandotte	AMP 56 Eld East	AMP 57 Eld West	Hsg Vouchers	CHIG	COCC
<b>ASSETS:</b>												
1	Cash - Unrestricted	6,234,578.00	219,327.00	1,147,972.00	1,174,140.00	437,970.00	281,450.00	646,530.00	1,200,962.00		227,143.00	899,084.00
2	Cash - Tenant Security Deposits	131,556.00	9,965.00	12,550.00	11,108.00	8,685.00	20,420.00	37,325.00	31,503.00			
3	Cash - Restricted Curr Liab	838,511.00	79,850.00	133,070.00	80,034.00	66,865.00	120,847.00	207,120.00	150,725.00			
4	Cash - Other Restricted	176,318.00	3,673.00	6,122.00	3,682.00	3,076.00	5,560.00	9,529.00	6,934.00	137,742.00		
5	Total Cash	7,380,963.00	312,815.00	1,299,714.00	1,268,964.00	516,596.00	428,277.00	900,504.00	1,390,124.00	137,742.00	227,143.00	899,084.00
6	A/R - Tenants	155,756.00	33,225.00	23,143.00	15,447.00	17,374.00	22,003.00	35,055.00	9,509.00			
7	Allow for Doubtful - Tenants	(112,622.00)	(25,208.00)	(14,617.00)	(9,181.00)	(14,432.00)	(17,237.00)	(27,193.00)	(4,754.00)			
8	Fraud Recovery	65,837.00								65,837.00		
9	Allow for Doubtful - Fraud	(52,314.00)								(52,314.00)		
10	A/R - HUD Other Projects	339,484.00	588.00					284,045.00		54,851.00		
11	A/R - Miscellaneous											156,519.00
12	Inter Program Due From	156,519.00										854.00
13	Accrued Interest Rec'v	3,088.00										
14	Total Receivables	555,748.00	8,605.00	9,126.00	6,826.00	3,115.00	4,766.00	8,234.00	289,329.00	68,374.00		157,373.00
15	Investments - Unrestricted	1,000,000.00		216,300.00	159,500.00	44,300.00		79,900.00				500,000.00
16	Prepaid Expenses	122,056.00	13,904.00	8,928.00	8,766.00	9,839.00	11,596.00	21,803.00	16,991.00	3,277.00		26,952.00
17	Inventories	433,376.00	4,611.00	9,400.00	3,919.00		28,815.00	37,281.00	29,220.00			320,130.00
18	Total Current Assets	9,492,143.00	339,935.00	1,543,468.00	1,447,975.00	573,850.00	473,454.00	1,047,722.00	1,725,664.00	209,393.00	227,143.00	1,903,539.00
19	Land	4,137,926.00	1,011,224.00	605,008.00	367,501.00	641,156.00	531,284.00	644,735.00	337,018.00			
20	Buildings	142,161,604.00	12,866,871.00	15,849,388.00	17,128,743.00	15,024,983.00	20,499,873.00	34,571,006.00	26,220,740.00			
21	Furn & Equip - Dwellings	1,882,306.00	341,296.00	133,646.00	265,048.00	86,783.00	266,497.00	471,814.00	317,222.00			
22	Furn & Equip - Admin	1,984,746.00	34,123.00	35,794.00	55,754.00	173,312.00	47,360.00	176,260.00	166,005.00	28,420.00		1,267,718.00
23	Accumulated Depreciation	(88,713,068.00)	(8,105,939.00)	(10,083,659.00)	(11,166,198.00)	(8,685,475.00)	(12,899,620.00)	(20,122,430.00)	(16,427,719.00)	(28,420.00)		(1,193,608.00)
24	Construction in Progress	3,373,819.00	180,779.00	5,269.00	6,134.00	303,322.00	156,658.00	125,657.00	2,596,000.00			
25	Total Capital Assets - Net	64,827,333.00	6,328,354.00	6,545,446.00	6,656,982.00	7,544,081.00	8,602,052.00	15,867,042.00	13,209,266.00			74,110.00
26	Deferred Outflow of Resources	919,602.00	41,030.00	41,910.00	18,889.00	19,464.00	92,520.00	120,205.00	92,462.00	53,016.00		440,106.00
27	Total Assets	75,239,078.00	6,709,319.00	8,130,824.00	8,123,846.00	8,137,395.00	9,168,026.00	17,034,969.00	15,027,392.00	262,409.00	227,143.00	2,417,755.00
<b>LIABILITIES &amp; EQUITY:</b>												
28	Bank Overdraft	3,871,486.00	1,031,782.00				2,351,397.00		488,307.00			
29	A/P - Vendors <= 90 Days	602,264.00	32,985.00	27,092.00	37,146.00	17,711.00	51,460.00	162,214.00	210,018.00	1,550.00		62,108.00
30	A/P - HUD PHA Programs	25,938.00	20,855.00						20,855.00	5,083.00		
31	A/P - Other Gov't	4,984.00								4,984.00		
32	A/P - PHA Projects											
33	Accr'd Wage/PR Taxes Payable	152,653.00	4,642.00	3,825.00	4,392.00	2,713.00	12,218.00	21,727.00	20,121.00	9,384.00		73,631.00
34	Accr'd Comp Absences - Curr	256,098.00	6,528.00	6,685.00	7,501.00	4,763.00	18,188.00	33,213.00	28,374.00	17,587.00		133,259.00
35	Accr'd Interest Payable	505,062.00	48,095.00	80,153.00	48,207.00	40,276.00	72,790.00	124,754.00	90,787.00			

AMP/Proj/Key
<b>AMP 51</b> Juniper Gardens
<b>AMP 52</b> St Margaret's Park Belrose Manor Grandview Park
<b>AMP 53</b> Cyrus K Holliday Douglas Heights (F) Chalet Manor
<b>AMP 54</b> Scattered Sites
<b>AMP 55</b> Wyandotte Towers
<b>AMP 56</b> Bethany Towers Douglas Towers (E) Glanville Towers Rosedale Towers
<b>AMP 57</b> Weiborn Villa Westgate Towers Westgate Villa Plaza Towers

**Kansas City, Kansas Housing Authority**  
 Unaudited Balance Sheet/Operating Statement - Fiscal Year Ended March 31, 2017  
 Presented for Discussion and Approval - June 15, 2017 Annual Meeting

Ln #	Total Agency	Total Pub Hsg	AMP 51 Juniper	AMP 52 Family North	AMP 53 Family South	AMP 54 Scattered	AMP 55 Wyandotte	AMP 56 Eld East	AMP 57 Eld West	Hsg Vouchers	CHIG	COCC
<b>LIABILITIES &amp; EQUITY (cont'd):</b>												
36	Inter Program - Due To	156,519.00								156,519.00		
37	Tenant Security Deposits	131,556.00	9,965.00	12,550.00	11,108.00	8,685.00	20,420.00	37,325.00	31,503.00			
38	Unearned Revenue	36,017.00	2,268.00	4,403.00	2,450.00	3,054.00	4,317.00	12,723.00	6,802.00			
39	Curr Portion - L/T Debt	444,596.00	42,337.00	70,556.00	42,437.00	35,453.00	64,076.00	109,820.00	79,917.00			
40	Total Current Liabilities	6,187,173.00	1,178,602.00	205,264.00	153,241.00	112,655.00	2,594,866.00	501,776.00	976,684.00	195,087.00	-	268,998.00
41	L/T Debt - Net of Current	12,331,036.00	1,174,213.00	1,956,927.00	1,176,967.00	983,334.00	1,777,171.00	3,045,886.00	2,216,538.00			
42	Accr'd Comp Absences - Non-Curr	38,958.00	477.00	465.00	405.00	349.00	2,825.00	2,449.00	2,481.00	14,354.00		15,153.00
43	Accrued Pension Liabilities	4,612,453.00	205,786.00	210,209.00	94,744.00	97,632.00	464,048.00	602,916.00	463,764.00	265,914.00		2,207,440.00
44	Total Non-Current Liabilities	16,982,447.00	1,380,476.00	2,167,601.00	1,272,116.00	1,081,315.00	2,244,044.00	3,651,251.00	2,682,783.00	280,268.00	-	2,222,593.00
45	Total Liabilities	23,169,620.00	2,559,078.00	2,372,865.00	1,425,357.00	1,193,970.00	4,838,910.00	4,153,027.00	3,659,467.00	475,355.00	-	2,491,591.00
46	Deferred Inflow of Resources	407,792.00	18,194.00	18,585.00	8,377.00	8,631.00	41,027.00	53,304.00	41,002.00	23,510.00		195,162.00
47	Net Investment in Cap Assets	52,051,701.00	5,111,804.00	4,517,963.00	5,437,578.00	6,525,294.00	6,760,805.00	12,711,336.00	10,912,811.00			74,110.00
48	Restricted Net Position	877,087.00	83,523.00	139,192.00	83,716.00	69,941.00	126,407.00	216,649.00	157,659.00			
49	Unrestricted Net Position	(1,267,122.00)	(1,063,280.00)	1,082,219.00	1,168,818.00	339,559.00	(2,599,123.00)	(99,347.00)	256,453.00	(236,456.00)	227,143.00	(343,108.00)
50	Total Equity - Net Assets	51,661,666.00	4,132,047.00	5,739,374.00	6,690,112.00	6,934,794.00	4,288,089.00	12,828,638.00	11,326,923.00	(236,456.00)	227,143.00	(268,998.00)
51	Total Liabilities & Equity	75,239,078.00	6,709,319.00	8,130,824.00	8,123,846.00	8,137,395.00	9,168,026.00	17,034,969.00	15,027,392.00	262,409.00	227,143.00	2,417,755.00

Ln #	Total Agency	Total Pub Hsg	AMP 51 Juniper	AMP 52 Family North	AMP 53 Family South	AMP 54 Scattered	AMP 55 Wyandotte	AMP 56 Eld East	AMP 57 Eld West	Hsg Vouchers	CHIG	COCC
<b>OPERATING INCOME:</b>												
52	Tenant Rent Revenue	4,611,679.00	270,504.00	580,243.00	506,519.00	378,448.00	616,686.00	1,259,158.00	1,000,121.00			
53	Tenant Revenue - Other	271,724.00	72,143.00	44,966.00	44,202.00	41,007.00	27,635.00	31,219.00	10,552.00			
54	Investment Income - Unrestricted	7,286.00	5,280.00	1,282.00	1,162.00	505.00		1,046.00	1,285.00			2,006.00
55	Investment Income - Restricted	-	-	-	-	-	-	-	-	3,689.00		
56	Fraud Recovery - PHA Share	3,689.00	-	-	-	-	-	-	-	3,689.00		
57	Fraud Recovery - HUD Share	3,689.00	-	-	-	-	-	-	-	3,689.00		
58	Other Income	228,694.00	5,863.00	13,223.00	15,116.00	4,278.00	24,606.00	44,968.00	69,741.00	3,165.00		47,734.00
59	Management Fee	1,501,481.00	-	-	-	-	-	-	-	-		1,280,754.00
60	Management Fee - CFP	232,140.00	-	-	-	-	-	-	-	-		232,140.00
61	Bookkeeping Fees	301,718.00	-	-	-	-	-	-	-	-		301,718.00
62	Asset Mgmt Fees	178,870.00	-	-	-	-	-	-	-	-		178,870.00
63	Front Line Service Fees	2,070,154.00	-	-	-	-	-	-	-	-		2,070,154.00
64	HUD Operating Grants (Op Sub)	7,613,115.00	1,273,972.00	1,128,170.00	1,106,710.00	755,095.00	1,192,186.00	1,344,733.00	812,249.00			
65	HUD Operating Grants (CFP)	400,001.00	62,060.00	18,875.00	60,169.00		9,157.00	225,248.00	24,492.00			
66	HUD Operating Grants (HCV HAP)	9,743,769.00	-	-	-	-	-	-	-	9,743,769.00		
67	HUD Operating Grants (HCV A/F)	823,758.00	-	-	-	-	-	-	-	823,758.00		
68	HUD Capital Grants (CFP Admin)	232,139.00	25,818.00	2,949.00	6,290.00	6,506.00	12,422.00	33,072.00	145,082.00			
69	HUD Capital Grants (CFP Mgmt Imp)	65,360.00	19,301.00	1,121.00		7,119.00	3,546.00	5,843.00	28,430.00			
70	HUD Capital Grants (Other)	2,672,886.00	93,852.00		2,660.00	283,373.00	92,156.00	229,014.00	1,971,831.00			
71	Total Revenue	30,962,152.00	1,823,513.00	1,790,829.00	1,742,828.00	1,476,331.00	1,978,394.00	3,174,301.00	4,063,783.00	10,578,070.00	220,727.00	4,113,376.00

**Kansas City, Kansas Housing Authority**  
 Unaudited Balance Sheet/Operating Statement - Fiscal Year Ended March 31, 2017  
 Presented for Discussion and Approval - June 15, 2017 Annual Meeting

Ln #	Total Agency	Total Pub Hsg	AMP 51 Juniper	AMP 52 Family North	AMP 53 Family South	AMP 54 Scattered	AMP 55 Wyandotte	AMP 56 Eld East	AMP 57 Eld West	Sec 8 Hsg Vouchers	CHIG	COCC
<b>OPERATING EXPENSES:</b>												
72	Admin Salaries	974,856.00	121,936.00	101,772.00	116,502.00	70,128.00	112,980.00	252,242.00	199,296.00	301,245.00		921,397.00
73	Legal Fees	12,614.00	-	1,837.00	1,796.00	3,800.00		3,866.00	3,020.00	913.00		12,614.00
74	Auditing Fees	19,175.00	2,117.00	17,486.00	23,378.00	7,872.00	21,139.00	67,813.00	41,343.00	24,166.00	439.00	1,826.00
75	Other Admin Expenses	383,170.00	16,377.00	17,486.00	141,676.00	81,800.00	134,119.00	323,921.00	243,659.00	326,324.00	439.00	163,157.00
76	Total Operating Admin	2,612,457.00	140,430.00	121,095.00	141,676.00	81,800.00	134,119.00	323,921.00	243,659.00	326,324.00	439.00	1,098,994.00
77	Property Mgmt Fees	1,073,419.00	130,816.00	116,925.00	112,716.00	86,618.00	161,497.00	257,703.00	207,144.00	207,336.00		
78	Bookkeeping Fees	301,718.00	20,978.00	18,750.00	18,075.00	13,890.00	25,897.00	41,325.00	33,218.00	129,585.00		
79	Asset Mgmt Fees	178,870.00	178,870.00	27,550.00	27,000.00	20,880.00	58,080.00		45,360.00			
80	Total Management Fees	1,424,422.00	151,794.00	163,225.00	157,791.00	121,388.00	187,394.00	357,108.00	285,722.00	336,921.00	-	
81	Tenant Service Salaries	-	-	-	-	-	-	-	-	-	-	-
82	Tenant Services Other	18,422.00	4,098.00	3,728.00	3,807.00	1.00	1,762.00	2,235.00	2,781.00			
83	Total Tenant Services	18,422.00	4,098.00	3,728.00	3,807.00	1.00	1,762.00	2,235.00	2,781.00			
84	Water	524,544.00	96,735.00	92,575.00	91,314.00	48,300.00	50,694.00	89,077.00	52,449.00			3,400.00
85	Electricity	1,270,136.00	40,641.00	26,083.00	36,668.00	20,651.00	477,336.00	423,855.00	229,700.00			15,202.00
86	Gas	395,995.00	84,131.00	61,947.00	83,157.00	29,588.00	18,883.00	65,241.00	43,513.00			9,535.00
87	Sewer	399,028.00	73,895.00	65,512.00	60,887.00	38,293.00	39,263.00	78,637.00	41,576.00			965.00
88	Total Utilities	2,589,703.00	295,402.00	246,117.00	272,026.00	136,832.00	586,176.00	656,810.00	367,238.00		-	29,102.00
89	Maintenance Labor	2,649,774.00	14,909.00	12,884.00	12,659.00	9,790.00	321,342.00	449,243.00	413,659.00			1,415,288.00
90	Maintenance Materials	751,097.00	6,430.00	6,753.00	6,704.00	10,144.00	43,198.00	37,644.00	26,300.00	1,690.00		612,234.00
90	Maintenance Contracts	3,396,735.00	431,057.00	589,803.00	556,500.00	491,894.00	593,893.00	313,645.00	280,674.00	1,025.00	-	138,244.00
92	Garbage	106,615.00	12,312.00	11,837.00	9,271.00	18,256.00	17,294.00	22,994.00	14,651.00			
93	Heating & Cooling	92,310.00				2,152.00	8,054.00	33,472.00	48,632.00			
94	Elevator	92,218.00					14,109.00	49,291.00	28,818.00			
95	Grounds	212,054.00	25,175.00	32,341.00	55,930.00	51,595.00	11,430.00	14,489.00	19,712.00			1,382.00
96	Electrical	30,305.00	1,943.00	3,008.00	1,985.00	988.00	4,326.00	12,498.00	8,268.00			297.00
97	Plumbing	85,708.00	1,074.00	1,957.00	3,199.00	3,199.00	3,987.00	60,601.00	9,737.00			5,153.00
98	Extermination	105,475.00	2,690.00	2,086.00	3,513.00	1,247.00	31,761.00	31,394.00	32,349.00			435.00
99	Janitorial	105,579.00	23,165.00	25,554.00	19,286.00	16,970.00	2,624.00	13,065.00	3,137.00			1,778.00
100	Fee for Services - COCC	2,070,154.00	296,750.00	406,080.00	364,991.00	331,741.00	490,658.00	88,162.00	91,772.00			
101	Other Routine Maint	496,317.00	67,948.00	109,948.00	101,524.00	65,746.00	9,650.00	(12,321.00)	23,598.00	1,025.00		129,199.00
102	Total Maintenance	6,797,606.00	452,396.00	609,440.00	575,863.00	511,828.00	958,433.00	800,532.00	720,633.00	2,715.00	-	2,165,766.00
103	Protective Services	225,593.00	15,475.00	16,610.00	13,052.00	10,572.00	85,651.00	36,576.00	27,711.00			19,946.00
104	Total Protect Services	225,593.00	15,475.00	16,610.00	13,052.00	10,572.00	85,651.00	36,576.00	27,711.00		-	19,946.00

**Kansas City, Kansas Housing Authority**  
 Unaudited Balance Sheet/Operating Statement - Fiscal Year Ended March 31, 2017  
 Presented for Discussion and Approval - June 15, 2017 Annual Meeting

Ln #	Total Agency	Total Pub Hsg	AMP 51 Juniper	AMP 52 Family North	AMP 53 Family South	AMP 54 Scattered	AMP 55 Wyandotte	AMP 56 Eld East	AMP 57 Eld West	Sec 8 Hsg Vouchers	CHIG	COCC
105	Property Insurance	242,968.00	48,450.00	24,641.00	24,827.00	25,597.00	29,756.00	52,431.00	37,266.00			4,462.00
106	Liability Insurance	81,718.00	10,523.00	9,133.00	8,934.00	6,909.00	11,992.00	19,218.00	15,009.00	9,080.00		
107	Workers Comp Insurance	58,846.00	4,470.00	4,288.00	3,604.00	12,813.00	2,038.00	16,791.00	14,842.00	7,128.00		51,746.00
108	All Other Insurance	28,485.00	2,580.00	2,299.00	2,761.00	1,621.00	4,034.00	9,595.00	5,595.00	3,047.00		60,916.00
109	Total Insurance	412,017.00	66,023.00	40,361.00	40,126.00	46,940.00	47,820.00	98,035.00	72,712.00	19,255.00	-	117,124.00
110	Other General Expense	2,806.00	299.00	353.00	302.00	290.00	479.00	805.00	278.00	23,599.00		6,302.00
111	Employee Benefits	798,709.00	62,361.00	39,289.00	43,968.00	43,802.00	180,078.00	230,671.00	198,540.00	118,263.00	-	808,127.00
112	Pension Expense	(59,645.00)	(5,738.00)	(5,861.00)	(2,641.00)	(2,723.00)	(12,939.00)	(16,811.00)	(12,932.00)	(7,414.00)		(61,548.00)
113	Compensated Absences	137,241.00	7,555.00	6,938.00	8,695.00	5,042.00	24,607.00	44,325.00	40,079.00	21,017.00		168,126.00
114	Collection Losses	207,850.00	52,443.00	25,364.00	22,993.00	34,146.00	34,734.00	28,234.00	9,936.00	(3,134.00)		
115	Total Other Gen'l Exp	1,086,961.00	116,920.00	66,083.00	73,317.00	80,557.00	226,959.00	287,224.00	235,901.00	152,331.00	-	921,007.00
116	Interest on Notes Payable	678,531.00	64,617.00	107,682.00	64,763.00	54,109.00	97,790.00	167,601.00	121,969.00			
117	Total Interest Expense	678,531.00	64,617.00	107,682.00	64,763.00	54,109.00	97,790.00	167,601.00	121,969.00			
118	Total Operating Expense	17,392,350.00	1,307,155.00	1,374,341.00	1,342,421.00	1,044,037.00	2,326,104.00	2,730,042.00	2,078,326.00	837,546.00	439.00	4,351,939.00
119	Excess of Operating Revenue	13,569,802.00	516,358.00	416,488.00	400,407.00	432,294.00	(347,710.00)	444,259.00	1,985,457.00	9,740,524.00	220,288.00	(238,563.00)
120	Housing Assistance Payments	10,052,640.00								10,052,640.00		
121	Depreciation Expense	3,488,773.00	298,517.00	400,079.00	388,898.00	412,326.00	499,395.00	812,777.00	623,667.00			53,114.00
122	Total Expenses	30,933,763.00	1,605,672.00	1,774,420.00	1,731,319.00	1,456,363.00	2,825,499.00	3,542,819.00	2,701,993.00	10,890,186.00	439.00	4,405,053.00
123	Prior Period Adjustments	-										
124	Operating Transfers In	16,782.00								16,782.00		(16,782.00)
125	Operating Transfers Out	(16,782.00)										
126	Excess (Deficiency) of Ttl Revenue	28,389.00	217,841.00	16,409.00	11,509.00	19,968.00	(847,105.00)	(368,518.00)	1,361,790.00	(295,334.00)	220,288.00	(308,459.00)
127	Beginning Operating Reserve	(1,688,552.00)	(1,374,398.00)	736,794.00	814,995.00	224,475.00	(2,073,185.00)	(175,338.00)	476,935.00	(246,304.00)	6,855.00	(79,381.00)
128	Ending Operating Reserve	(1,267,122.00)	(1,063,280.00)	1,082,219.00	1,168,818.00	339,559.00	(2,599,123.00)	(99,347.00)	256,453.00	(236,456.00)	227,143.00	(343,108.00)
129	Beginning Total Equity	51,633,277.00	3,914,206.00	5,722,965.00	6,678,603.00	6,914,826.00	5,135,194.00	13,197,156.00	9,965,133.00	58,878.00	6,855.00	39,461.00
130	Ending Total Equity	51,661,666.00	4,132,047.00	5,739,374.00	6,690,112.00	6,934,794.00	4,288,089.00	12,828,638.00	11,326,923.00	(236,456.00)	227,143.00	(268,998.00)
<b>OPERATING RESERVE ADJUSTMENT - GASB 68 PENSION</b>												
131	Pre-FY 2016 Pension Expense	2,043,649.00	160,332.00	163,778.00	73,817.00	76,067.00	361,550.00	469,745.00	361,328.00	207,180.00		169,852.00
132	FY 2016 Pension Expense	463,090.00	28,098.00	28,702.00	12,936.00	13,330.00	63,361.00	82,321.00	63,322.00	36,690.00		134,330.00
133	FY 2017 Pension Expense	(128,607.00)	(5,738.00)	(5,861.00)	(2,641.00)	(2,723.00)	(12,939.00)	(16,811.00)	(12,932.00)	(7,414.00)		(61,548.00)
134	Cumulative GASB 68 Pension Exp	2,378,132.00	182,692.00	186,619.00	84,112.00	86,674.00	411,972.00	535,255.00	411,718.00	236,456.00	-	242,634.00
134	Adjusted Operating Reserve	1,111,010.00	(880,588.00)	1,268,838.00	1,252,930.00	426,233.00	(2,187,151.00)	435,908.00	668,171.00	-	227,143.00	(100,474.00)
<i>(Line 128 plus Line 134)</i>												