



Agenda

Housing Authority of the City of Kansas City, Kansas

Regular Meeting

Thursday, December 19, 2019
12 noon

Administration Office
1124 N. 9th Street

- I. Roll Call
- II. Approval of the Minutes
Special Board Meeting November 21, 2019
(Pages 1—6)
- III. Executive Director's Report
(Pages 7—24)
- IV. Committee Reports
- V. New Business Consent Item:
 - A. Resolution No. 2019-22 PHA Certifications of Compliance with
PHA Plans and Related Regulations
including required Civil Rights
Certification
(Pages 25—31)
- VI. New Business Discussion Items: None
- VII. Adjournment

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

Thursday, November 21, 2019
11:30 a.m./1:00 p.m.

Administrative Office
1124 N. 9th Street

On the 21st day of November 2019 at 1:00 p.m. the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in special session. The meeting was called to order by Chairman Watkins, and upon roll call, the following members of the body were present:

Matthew T. Watkins, Chairman
Rev. Jimmie L. Banks, Vice-Chairman
Jacques Barber, Commissioner (via conference call)
Broderick Crawford, Commissioner
Rachel Jefferson, Commissioner
Don Jolley, Commissioner
P. Anne McDonald, Commissioner
Denise Tomasic, Commissioner
Cardelia Walker, Commissioner
Linda Warner, Commissioner
Charles Wilson, Commissioner

ABSENT: Timothy J. Rhodes, Commissioner

ALSO PRESENT: Thomas M. Scott, Executive Director/CEO
Cherrie Escobar, Director of Section 8
Melinda Linnell, Director of Housing Management
Sharron Davis-Mays, Self-Sufficiency Coordinator
Benice Meeks, Assistant Director of Finance
Jacqueline D. Randle, Executive Services Manager
Caroline Rogers, Director of Finance
Anthony J. Shomin, Director of Facilities Management
Rasheda Allen, Property Manager
Judge William Mahoney, Division 7

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

Oath of Office

The Honorable William P. Mahoney gave the Oath of Office to Broderick Crawford. Chairman Watkins welcomed Commissioner Crawford to the Board. Commissioner Crawford then introduced himself as a product of Wyandotte County having graduated from Wyandotte High School and went on to graduate from the University of Kansas. He formerly worked at the University of Kansas Medical Center and St. Luke's Hospital Internal Medicine before returning to Kansas City, Kansas in 2016 to work at NBC Community Development Corporation in partnership with his church, New Bethel. Commissioner Crawford wants to engage all voices at the table and provide equity in all that we do. Mr. Scott then provided a handout to the Board outlining some of what New Bethel does in the community.

Commissioner Jefferson made a motion to approve the minutes of October 26, 2019. Commissioner Jolley seconded the motion and the following vote was recorded:

AYES: Banks, Jefferson, Jolley, McDonald, Watkins, Warner

NAYS: None

ABSENT: Barber, Rhodes

ABSTAIN: Crawford, Tomasic, Walker, Wilson

Motion carried.

Executive Director's Report

- Mr. Scott provided an oral report. He noted that HUD just completed an assessment of the agency and its financial position. The FDS submitted last year shows that our debt ratio is .7 and HUD starts to look at it when it reaches 2. After consulting with the auditors our debt ratio has risen to 3.8. Ms. Rogers is working with HUD. We are also looking at our software provider and possibly making some changes to provide better recording of information. We are also looking at Fee for Service which has not included fringe benefits which should be part of it. Mr. Scott referenced page 14 of the board packet's financial reporting to further explain his point. We will be reviewing Fee for Service and recalibrating the rates to reach a breakeven point. (Commissioner Barber comes on the phone.)
- Our 2020 healthcare renewal showed a 24.3 per cent increase with Aetna which was about \$305,000. We went to market and were able to get a quote from Blue Cross/Blue Shield of less than what we are currently paying. We

will be able to offer two programs, Spira Care and a PPO. The savings is 15 per cent and 3.3 per cent between the two programs which means the average savings will be about 6—7 per cent overall savings for the agency. The health savings account (HSA) contribution from the agency will be reduced from \$375/single to \$200/single and \$750/family will be reduced to \$400/family. This HSA was started about four years ago to seed the account, but was not intended to continue indefinitely.

- Staff has decided to close for two days for Christmas as five days off will create a hardship for the agency. We will close early on Christmas Eve, be closed all day Christmas and the day after.
- Ms. Linnell will retire at year-end and there will be a retirement reception in her honor on December 12, 2019 from 1:00—3:00 p.m.
- Mr. Scott noted that the 5-year plan is included in the handouts and will come before the Board next month for a vote. The due date to HUD is January 16, 2020.
- Housing Authority Insurance provides a \$5,000 term policy to all Board members. *Ms. Randle then handed out the paperwork to Board members not currently enrolled in the coverage.*
- Vice-Chairman Banks acknowledged the high level of camaraderie shown at the chili luncheon. He acknowledged Mr. Scott's work and his success in bringing back staff morale. Mr. Scott then noted there would be a Christmas luncheon at Juniper Gardens next month.
- Ms. Linnell introduced Rasheda Allen, Property Manager at St. Margaret Park, Grandview Park Apartments and scattered sites on the south side of Minnesota Avenue. Ms. Allen thanked the Board for an opportunity to present information on an initiative taking place at St. Margaret' Park. She noted that Richard Mabion brought this idea to the Housing Authority concerning the effects of diesel exhaust on our tenants from cars and trains. Diesel exhaust is a known carcinogen and exposure can lead to cardiovascular and respiratory problems; low birth weight in children and a wide variety of neurological health problems in children and adults. The Neighborhood Works Initiative identified that St. Margaret's Apartments is adjacent to where I-70 and I-670 meets, subjecting the tenants to diesel exhaust and traffic noise. Recommended solutions were to plant 25 pine trees, conduct an air quality test and use upgraded furnace filters in the units. A partnership was formed with the Kansas City, Kansas Housing Authority; Bridging the Gap; Heartland Tree Alliance; Historic Northeast Mid-town Association; Sierra Club/Kansas Chapter; Clean Air Now and the Shoemaker Family Foundation. Ms. Allen presented the Board with a PowerPoint presentation outlining the tree-planting event. She noted this initiative has allowed the residents to take ownership for their area. In response to questions from the Board, tenants have signed up to water the trees and maintain them, and Grandview will be the next property where trees will be planted. The trees were donated by the Heartland Tree Alliance. Mr. Scott noted that Ms. Allen is very involved with her residents and thanked her for working on this project.

Chairman Watkins noted this is Ms. Linnell's last board meeting. He thanked her for her work and passion for the Housing Authority further noting that she adds to the family atmosphere at the agency.

Committee Reports

Chairman Watkins called for committee reports.

Bylaws

No report.

Finance

Commissioner McDonald indicated they met this week and Mr. Scott has already given the bulk of the report. We are still looking at hiring in the finance department. We received a letter from Fran Cleary (with HUD) indicating we may need to pay back \$1 Million. Mr. Scott is looking into this matter and is preparing to discuss this further with HUD. Mr. Scott advised that Mr. Shomin is also involved with this matter.

Inclusion and Public Information

Commissioner Warner noted they have not met.

Personnel

Vice-Chairman Banks indicated they have not met. The job description for the Executive Director has been finalized approved by the Board. Mr. Scott is working with consultants for recruitment. The committee is looking at the performance appraisal system and will be suggesting individual appraisals for each segment; one for the Executive Director, the managers and general employees. They hope to be able to discuss this further at their strategic planning meeting.

Development and Improvement

No report.

Resident Participation

Commissioner Wilson indicated they have not met, but hopes to meet sometime in the near future.

Executive Committee

No report.

CHIG

Chairman Watkins noted that CHIG held its annual meeting and approved the 2020 budget for the DHAL facility. They continue to battle with reimbursements from the state Medicaid program. Mr. Scott noted the entry way flooring has been replaced and they are using laminated hardwood instead of carpet. The dining room will be painted by the end of the year. There is one vacant unit out of 121. Chairman Watkins noted his appreciation for Mr. Scott and Jeremy Whitt for thinking outside of the box with DHAL.

Commissioner Crawford asked would he be named to a committee or would he need to volunteer. Chairman Watkins noted he would sit down with him, identify his strengths and place him on a committee or committees. The Chairman indicated they could go to lunch and discuss this further. Commissioner Jolley added that he would also need to be placed on a committee. Chairman Watkins mentioned this discussion has taken place with Commissioner Walker, as well; he will work on updating the committee list.

New Business Consent Item

Resolution No. 2019-19, recognizing Alvin Sykes for his valuable service to the Housing Authority of the City of Kansas city, Kansas, was introduced.

Chairman Watkins acknowledged Alvin Sykes for his time on the Board and thanked him, in his absence, for his work and service to the Board. His perspective has been valuable. This resolution honors Mr. Sykes for his time on the Board.

Vice Chairman Banks made a motion to approve Resolution No. 2019-21. Commissioner McDonald seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Crawford, Jefferson, Jolley, McDonald, Tomasic, Walker, Watkins, Warner, Wilson

NAYS: None

ABSENT: Rhodes

ABSTAIN: None

Motion carried.

RESOLUTION NO. 2019-21—RECOGNIZING ALVIN SYKES FOR HIS VALUABLE SERVICE TO THE HOUSING AUTHORITY OF CITY OF KANSAS CITY, KANSAS.

At 1:41 p.m. Vice Chairman Banks made a motion to go into Executive Session to discuss a legal matter. Commissioner Jefferson seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Crawford, Jefferson, Jolley, McDonald, Tomasic, Walker, Watkins, Warner, Wilson

NAYS: None

ABSENT: Rhodes

ABSTAIN: None

Motion carried.

At 1:56 p.m. Commissioner Crawford made a motion to return to regular session and adjourn the meeting. Vice-Chairman Banks seconded the motion and it passed unanimously.

Matthew T. Watkins, Chairman

Thomas M. Scott, Executive Director/CEO

Executive Director's Report

December 19, 2019

1. The following monthly reports:
 - 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 Utilization Report
 - J. Monthly Move-in and Move-outs



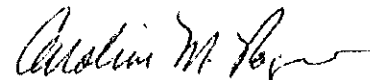
Thomas M. Scott
Executive Director/CEO

Kansas City, Kansas Housing Authority
Statement of Funds Available
For the Period Ended NOVEMBER 30, 2019

Description	Rate ^(a)	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$244,166.05	Liberty
Payroll Account	0.00%		\$4,670.46	Liberty
ACH Pymt Account	0.15%		\$37,972.48	Liberty
Rent Depository Account	0.00%		\$1,085,126.72	Bank of Labor
Rent Bank Deposit Accounts	0.70%		\$185,801.57	Various
Homeless Prevention Program	0.90%		\$5,626.47	Bank of Labor
Sponsorship Program	0.50%		\$19,917.16	Bank of Labor
Section 8 Checking	0.00%		\$97,504.82	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$38,731.19	Liberty
KCKHA Debt Service Account			\$487,222.58	Deutsche Bank
CD#120245349	1.80%	08/26/20	\$500,000.00	Bank of Labor

(a) Represents Rates as of December 13, 2019 provided by Banks.

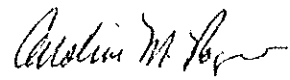
Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Caroline M. Rogers
Director of Finance

**Kansas City, Kansas Housing Authority
Delinquency in Accounts Receivable
For the Month of Nov 2019**

	Rent & Other Charges	Repayment Agreements	Net Total
Accounts Receivable (Amounts Delinquent)	\$251,370.13	(\$111,797.49)	\$139,572.64
 Total Charges to Tenants for Month			 \$464,472.58
 Delinquency Ratio			 30.05%
 Petitioned to Court			 <u>33</u>
 Praecipes Issued			 <u>24</u>
 Evictions			 <u>19</u>
 Pending Evictions			 <u>2</u>



Caroline Rogers
Director of Finance

*Schedule C - Expenses Over \$1,000***Kansas City, Kansas Housing Authority**

Payments Over \$1,000.00

For The Month of NOVEMBER'19

MAINTENANCE COSTS

Arrow Cold Control	\$1,208.70
BAILEY INDUSTRIAL CLEANING	\$5,505.00
Carpet Corner Inc.	\$4,572.07
CITRIN COOPERMAN & COMPANY	\$18,000.00
Delta Innovative Services	\$9,985.00
Ferguson Enterprises Inc.	\$2,171.53
Ferguson Enterprises Inc.	\$1,513.78
General Electric Company	\$4,050.00
H.D. Supply	\$1,211.23
Home Depot Pro-SupplyWorks	\$2,073.73
JIM'S SERVICES	\$1,600.00
Martin Mechanical Corporation	\$7,461.10
Martin Mechanical Corporation	\$1,662.00
Midwest Supply Inc.	\$2,523.83
OSCARS MAINTENANCE SERVICE CORP, LLC	\$2,550.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$2,400.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$2,005.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$1,950.00
Pcs	\$1,147.08
Personal Touch Lawn Service	\$18,390.00
Sherwin-Williams Co	\$2,951.04
SMITH SERVICE, LLC	\$1,050.00
Stanion Wholesale Elec. Co.	\$3,471.76
Strasser Hardware	\$1,640.72
SUTTON REMODELING, LLC	\$1,950.00
SUTTON REMODELING, LLC	\$1,300.00
Ultra-Chem Inc.	\$1,188.36
Waste Management	\$8,556.75
WHITE LAWN AND LANDSCAPE, LLC	\$2,205.00

MISCELLANEOUS COSTS

American Express	\$4,294.30
AT&T	\$6,750.52
CENTRAL PAWN c/o Don Budd	\$1,000.00
ConvergeOne, Inc	\$10,591.32
ENTERPRISE FM TRUST	\$5,261.77
Evans & Mullinix, P.A.	\$5,503.00
Housing Authority Risk Retention Group	\$43,507.00

*Schedule C - Expenses Over \$1,000***Kansas City, Kansas Housing Authority**

Payments Over \$1,000.00

For The Month of NOVEMBER'19

Housing Insurance Serv. Inc.	\$82,760.00
Kinkos Fedex	\$6,385.27
Lockton Companies	\$14,094.75
ONLINE INFORMATION SERVICES, INC	\$2,562.00
PayLease, LLC	\$1,981.96
SCOTT & ASSOCIATES, LLC	\$12,400.00
SCOTT & ASSOCIATES, LLC	\$10,900.00
Time Warner Cable	\$1,421.60
U.S BANK EQUIPMENT FINANCE	\$2,682.81
WEX BANK DBA WRIGHT EXPRESS FSC	\$4,276.58

OTHER GRANT COSTS

Construction Managment Services, Inc	\$74,646.43
Davidson & Associates Inc.	\$7,736.00
Envirotech Heating and Cooling	\$9,810.00
Major Abatement and Demolition, Inc	\$38,110.00
Mccray Millwork	\$3,519.74
MINNESOTA ELEVATOR INC	\$2,723.76
SGI	\$24,165.00
Trane U.S. INC.	\$2,704.68
Williams Spurgeon Kuhl & Freshnock	\$2,901.46

PAYROLL COSTS

AETNA	\$102,629.70
Delta Dental	\$4,636.10
Kansas Payment Center	\$1,388.57
Kansas Payment Center	\$1,388.57
Kansas Public Employ Ret Syst	\$30,277.75
Kansas Public Employ Ret Syst	\$29,314.87
Nationwide Retirement Solution	\$2,329.08
Nationwide Retirement Solution	\$2,219.08
UMB HEALTH SAVINGS ACCT	\$3,439.13
UMB HEALTH SAVINGS ACCT	\$3,399.13
W.H. GRIFFIN, TRUSTEE	\$2,145.16

INTERBANK TRANSFERS

Liberty Gen Fund to Payroll Transfers	\$173,400.00
Liberty Gen Fund to Payroll Transfers	\$198,600.00
Liberty Gen Fund to ACH Transfers	\$37,300.00
Liberty Gen Fund to ACH Transfers	\$32,000.00

Schedule C - Expenses Over \$1,000

Kansas City, Kansas Housing Authority

Payments Over \$1,000.00

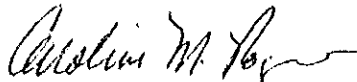
For The Month of NOVEMBER'19

Liberty Gen Fund to ACH Transfers	\$1,981.96
Liberty Gen Fund to ACH Transfers	\$2,562.00
Bank of Labor Gen Fund to Liberty Gen Fund	\$400,000.00
Bank of Labor Gen Fund to Liberty Gen Fund	\$350,000.00

UTILITIES COSTS

Atmos Energy	\$1,927.33
Board Of Public Utilities	\$74,990.60
Board Of Public Utilities	\$68,891.98
Board Of Public Utilities	\$33,335.15
Constellation New Energy-Gas	\$4,252.77
Kansas Gas Service	\$4,276.47
Kansas Gas Service	\$3,537.62

\$2,069,206.65

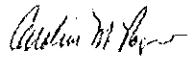


Caroline M. Rogers
Director of Finance

Kansas City, Kansas Housing Authority
Operating Receipts and Expenditures
For Period Ending October 31, 2019

	CEN OFFICE YR TO DATE	% 8%	CEN OFFICE BUDGET	PUBLIC HSG YR TO DATE	% 8%	PUBLIC HSG BUDGET	SECTION 8 YR TO DATE	% 8%	SECTION 8 BUDGET
OPERATING INCOME:									
Dwelling Rent				\$2,974,790.84	59%	\$5,052,098.00			
Fraud Recovery Income							\$95,731.30		
Interest Income	\$2,902.33	209%	\$1,390.00	\$5,396.64	87%	\$6,200.00			\$20.00
Tenant Income				\$214,824.67	68%	\$318,090.00			
Other Income	\$459,215.62	98%	\$469,242.00	\$64,753.42	6%	\$1,056,053.00	\$2,959.78		
Fee for Services - COCC	\$723,769.42	30%	\$2,385,276.00						
Management Fees	\$1,057,235.47	57%	\$1,838,931.00						
Total Operating Income	\$2,243,122.84	48%	\$4,694,839.00	\$3,259,765.57	51%	\$6,432,441.00	\$98,691.08	#####	\$20.00
Operating Subsidy				\$4,900,187.00	65%	\$7,489,377.00			
Prior Year Subsidy									
Section 8 Admin Fees							\$426,921.00	49%	\$863,666.00
Total Operating Receipts	\$2,243,122.84	48%	\$4,694,839.00	\$8,159,952.57	59%	\$13,921,818.00	\$525,612.08	61%	\$863,686.00
OPERATING EXPENSES:									
Administrative Salaries	\$422,469.38	43%	\$984,158.00	\$634,807.85	69%	\$923,521.00	\$164,636.32	55%	\$296,750.00
Management Fees				\$885,303.97	59%	\$1,498,208.00	\$171,931.50	50%	\$340,724.00
Other Admin Expenses	\$125,507.87	45%	\$278,119.00	\$152,207.89	50%	\$302,576.00	\$22,674.12	56%	\$40,632.00
Tenant Services									
Resident Assoc Expenses				\$7,223.05	28%	\$25,457.00			
Other Expenses				\$8,387.47	49%	\$16,955.00			
Total Utilities	\$24,280.54	48%	\$50,255.00	\$1,436,080.95	56%	\$2,551,312.00			
Maintenance Salaries	\$684,356.66	41%	\$1,678,428.00	\$865,311.07	71%	\$1,213,293.00			
Maint Materials	\$356,728.50	69%	\$519,096.00	\$95,997.89	40%	\$237,928.00	\$981.98	50%	\$1,966.00
Fee for Services - COCC				\$723,769.42	30%	\$2,385,276.00			
Other Maint Contracts	\$159,885.64	96%	\$167,142.00	\$686,363.57	64%	\$1,069,411.00	\$19,833.34	444%	\$4,468.00
Security Salaries									
Other Security Expense	\$19,528.92	21%	\$93,379.00	\$63,998.26	33%	\$192,439.00			
Insurance	\$80,701.85	65%	\$123,400.00	\$309,720.23	59%	\$522,181.00	\$13,887.41	60%	\$23,259.00
Terminal Leave Payments									
Employee Benefit Contributions	\$497,252.86	51%	\$972,731.00	\$524,535.54	67%	\$780,649.00	\$60,081.35	55%	\$108,413.00
Collection Losses				\$151,635.71	110%	\$138,440.00	\$48,061.06		
Interest Expense				\$354,767.36	59%	\$596,652.00			
Other General Expense	(\$12,124.23)			\$407.38	10%	\$4,142.00	\$7,511.83	44%	\$17,250.00
Total Routine Expenses	\$2,358,587.99	48%	\$4,866,708.00	\$6,900,517.61	55%	\$12,458,440.00	\$509,598.91	61%	\$833,462.00
Extraordinary Maintenance									
Depreciation Expense									
Contracts									
Casualty Losses - Net									
Total Operating Expenses	\$2,358,587.99	48%	\$4,866,708.00	\$6,900,517.61	55%	\$12,458,440.00	\$509,598.91	61%	\$833,462.00
Prior Year Adjustments									
Total Operating Expenditures	\$2,358,587.99	48%	\$4,866,708.00	\$6,900,517.61	55%	\$12,458,440.00	\$509,598.91	61%	\$833,462.00
Gain/(Loss) from Operations	(\$115,465.15)		(\$171,869.00)	\$1,259,434.96		\$1,463,378.00	\$16,013.17		\$30,224.00

*** October is the 7th month of the Fiscal Year Ending March 31st
 *** Percentage 58.33% or 7/12th of the year


 Caroline Rogers
 Director of Finance

**KANSAS CITY, KANSAS HOUSING AUTHORITY
MAINTENANCE REPORT
FOR THE MONTH OF NOVEMBER 2019**

CUSTOMER SERVICE & SATISFACTION SURVEY - NOVEMBER 2019

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
11/04/19	52	13	126	5	5	0	8
11/05/19	191	21	160	8	8	0	13
11/06/19	58	10	68	6	6	0	4
11/08/19	52	12	64	5	5	0	7
11/12/19	65	7	72	4	4	0	3
11/13/19	103	21	124	8	8	0	13
11/20/19	47	15	62	6	6	0	9
11/21/19	65	14	79	6	6	0	8
11/22/19	112	12	124	7	7	0	5
11/23/19	71	11	82	4	4	0	7
11/25/19	51	7	58	4	4	0	3
11/26/19	83	23	106	10	10	0	13
11/27/19	81	8	89	3	3	0	5
	1,031	174	1,214	76	76	0	98
				(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 44% of the service work orders completed
- (b) No Response 56% of the service work orders completed
- (c) Favorable Response 100% of the residents contacted
- (d) Unfavorable 0% of the residents contacted

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

	Family	Elderly	Total
Total Vacancy	114	50	164
Units in Mod	13	20	33
Fire Units	6	0	6
Rentable Units	95	30	125
Move-Ins	13	18	31
Move-Outs	18	13	31
Units Available	1	3	4
Units Readied in NOV	13	19	32

REPORT F

November 2019 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 *M(7) D(12) JUNIPER GARDENS	265	182	83	69%	69%
K1-2 D(1) ST. MARGARETS PARK	100	98	2	98%	99%
K1-3 D(1) CYRUS K. HOLIDAY	60	58	2	97%	100%
K1-4*M(1) D(8) WYANDOTTE TOWERS	302	294	8	97%	97%
K1-5*M(2) D(1) BELROSE MANOR	90	88	2	98%	97%
K1-6 Elderly DOUGLAS HEIGHTS	101	97	4	96%	95%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	94	5	95%	97%
K1-7 D(1) SCATTERED SITES	24	24	-	100%	100%
K1-9 D(1) SCATTERED SITES	30	30	-	100%	93%
K1-10 *M(2) SCATTERED SITES	42	36	6	86%	90%
K1-11 M(1) D(1) GRANDVIEW PARK	40	36	4	90%	93%
K1-12 D(2) CHALET MANOR	66	63	3	95%	95%
K1-13 WELBORN VILLA	80	79	1	100%	100%
K1-14 BETHANY PARK TOWERS	153	149	4	97%	96%
K1-15 *M(6) SCATTERED SITES	20	14	6	70%	70%
K1-17*M(1) GLANVILLE TOWERS	108	105	3	97%	95%
K1-18 ROSEDALE TOWERS	122	121	1	99%	100%
K1-20 D(1) WESTGATE TOWERS	163	155	8	95%	96%
K1-21 D(1) SCATTERED SITES	8	7	1	88%	88%
K1-22 WESTGATE VILLA	20	19	1	95%	95%
K1-23 D(1) SCATTERED SITES	38	38	-	100%	97%
K1-24 M(18) PLAZA TOWERS	115	95	20	83%	83%
K1-25 D(1) SCATTERED SITES	12	12	-	100%	100%
Sub-Total before Adjustments	2,058	1,894	164	92%	92%
Less: # of Deprogrammed Units	35				
Less: # of Units Under Modernization	39		39		
Total Units Available for Occupancy	1,984	1,859	125	94%	94%

(*) Modernization units

MODERNIZATION AND DEVELOPMENT REPORT DECEMBER 2019

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. All work has been completed.

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).

All funds in the 2013 Capital Fund Program have been obligated and expended. This program is being prepared for close-out.

CAPITAL FUND PROGRAM 2014

The funding amount for this program is \$2,735,146.00. The public hearing and final budget were presented to the residents on December 4, 2013. The Capital Fund Program 2014 was approved at the December 19, 2013 Board Meeting. Approval of the 2014 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD. A/E firms have been selected. Construction plan preparation is complete and all work has been completed.

The following project is complete: K1-4 Wyandotte Tower Carpet Replacement; K1-20 Westgate Tower Interior Modernization Phase IV, Floors 1, 2 & 3, and K1-54 Scattered Sites (15) Playground Improvements.

All funds in the 2014 Capital Fund Program have been obligated and expended. This program is being prepared for close-out.

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.

The following project are complete: K1-57 Westgate Tower(20), Window Improvement; K1-54 Scattered Sites (23), HVAC Improvements.

K1-57 WESTGATE VILLA CENTRAL AIR CONDITIONER HVAC REPLACEMENT

Bids were due on June 12th, 2019 for this project. Five contractors bid on this project. Bids ranged in price from \$59,695.00 to \$109,877. The low bid of \$59,695.00 was submitted by Southtown Glass, Inc. dba SGI. Since this amount is below the threshold of \$75,000 requiring Board approval, staff has awarded a contract for HVAC Improvement at Westgate Villa to SGI, in the amount of \$59,695.00. A pre-construction meeting was held on July 16, 2019. Notice to Proceed was issued on September 6th, 2019. Work has begun and is progressing well, 12 units are completed. Weather is delaying completion of the project.

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 \$250,000.00. 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.

The following project is complete: K1-55, Wyandotte Tower, K1-56 Bethany Park Tower and Douglas Heights High-rise, and K1-57, Westgate Tower Security Camera Improvement.

All funds in the 2015 Emergency Safety and Security Grant have been obligated and expended. This program is being prepared for close-out.

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. Architect and engineering firms have been selected to complete work under this program.

The following project is complete: K1-56 Rosedale Tower Fire Sprinkler Improvement, K1-57 Westgate Tower Parking Lot Improvement, and K1-56 Glanville Tower Common Area HVAC Improvement.

K1-57 WESTGATE TOWER AND PLAZA TOWER ELEVATOR MODERNIZATION

Bids were due on August 29th, 2018 for this project. Only one bid was received and therefore a bid analysis is required and the bid must be approved by HUD. Staff has reviewed the bid. The bid and our analysis has been submitted to HUD for consideration. HUD has reviewed and approved the single bid. The Board authorized the contract for this project at its October 2018 meeting to Minnesota Elevator Inc. in the amount of \$962,322.00. A pre-construction meeting was held on October 19, 2018. Notice to Proceed was issued on May 1, 2019. Plaza Tower passenger and freight elevator are now complete. Westgate Tower passenger and freight elevator are complete. Punch list inspection, final paper work, and close out of this project are pending.

CAPITAL FUND PROGRAM 2017

The funding amount for this program is \$3,024,938.00. The public hearing and final budget were presented to the residents on December 7th, 2016. The Capital Fund Program 2017 was approved at the December 15th, 2016 Board meeting. Approval of the 2017 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.

K1-55 WYANDOTTE TOWER ELEVATOR MODERNIZATION

The Board authorized this as an emergency repair at the August 2018 Board Meeting and awarded a modernization contract to Minnesota Elevator Inc., in the amount of \$501,545.00. Minnesota Elevator Inc. has completed an assessment of the equipment needed and has ordered the equipment. Work began on November 30, 2018. Work on both elevators is complete and has been accepted. Final paperwork and close out of this project are pending.

K1-57 PLAZA TOWER - RELOCATION - FLOORS 6, 7, and 8

Bids were received on January 24, 2019, for the moving of residents from dwelling units on the 6th, 7th, and 8th floors of Plaza Tower. This is the first phase of interior modernization of Plaza Tower. Residents will be moved within Plaza Tower during this project. The apparent responsive low bidder is Coleman Worldwide Moving with a total bid of \$21,561.45. Five companies bid on this project. Bids ranged in price from \$21,561.45 to \$47,685.00. Since the contract amount is below the threshold of \$75,000 requiring Board of Commissioners approval. Staff awarded a contract to Coleman Worldwide Moving, in the amount of \$21,561.45. All residents have been moved off of the 8th Floor.

K1-54 SCATTERED SITES (15) INTERIOR MODERNIZATION

Bids were received on April 24, 2019, for the interior modernization of 5 houses in this development. This is the first phase of interior modernization at this development. Upon completion residents from other houses will be relocated to these units and then these houses will be scheduled for interior modernization. The Board authorized the award of a contract at the May 2019 meeting to Frye Construction Co., Inc., in the amount of \$229,900.00. Pre-construction meeting was held on May 23rd, 2019. Notice to proceed was issued on June 20th, 2019. Work on these 5 houses is nearing completion. Punch list items, final paperwork and close out of this project are pending.

K1-56 ROSEDALE TOWER AIR HANDLER REPLACEMENT

Bids were received on June 12th, 2019 for this project. Three contractors bid on this project. Bids ranged in price from \$42,350.00 to \$71,000.00. The low bid of \$42,350.00 was submitted by Anderson Mechanical LLCI. Since this amount is below the threshold of \$75,000 requiring Board approval, staff has awarded a contract for air handler replacement at Rosedale Tower to Anderson Mechanical LLC, in the amount of \$42,350.00. A pre-construction meeting was held on July 12th, 2019. Notice to proceed will be issued when all required paperwork is received and the equipment is ready to be installed. Equipment has been ordered and is expected to be delivered the first week of December 2019. Installation will begin upon arrival of equipment.

K1-57 PLAZA TOWER INTERIOR MODERNIZATION PHASE 1 (Floors 6, 7, and 8)

Bids were received on July 15th, 2019 and revised bids were received on August 2nd, 2019 for this project. The Board authorized the award of a contract, at the August 2019 meeting, to Construction Management Service, Inc., in the amount of \$1,807,376.30. Pre-construction meeting was held on August 23rd, 2019. Notice to proceed was issued on September 11th, 2019. Work has begun with

the 8th floor demolition completed. Erection of the personnel and material hoist is complete. Framing is nearly complete, rough in of the fire sprinkler piping is complete, and rough in electrical and plumbing has begun.

K1-53 CHALET MANOR SLOPE STABILIZATION

Bids were received on October 2nd, 2019 for this project. The Board authorized the award of a contract at the October 2019 meeting to BC Hardscapes LLC, in the amount of \$320,992.00. Pre-construction meeting was held on November 5th, 2019. Notice to proceed will be issued after a building permit is obtained, and all required paperwork is received.

CAPITAL FUND PROGRAM 2018

The funding amount for this program is \$4,676,183.00. The public hearing and final budget were presented to the residents on December 6th, 2017. The Capital Fund Program 2018 was approved at the December 21st, 2017 Board meeting. HUD is in the process of reviewing the 2018 Capital Fund Plan. There is a new process regarding the ACC Amendment and currently the Housing Authority is working with HUD through the new process for its approval. Architectural and Engineering Services for the preparation of building plans and specifications, for the 2018 improvement projects, have been awarded.

K1-56 AND K1-57 GLANVILLE, ROSEDALE AND PLAZA TOWERS SECURITY CAMERA IMPROVEMENTS

Bids were received on July 24th, 2019 for this project. The Board authorized the award of a contract at the August 2019 meeting to American Digital Security, LLC, in the amount of \$202,823.74. Pre-construction meeting was held on September 13th, 2019. Notice to proceed will be issued when all required documents are submitted and equipment is ready for installation. Project start is anticipated for mid December 2019.

CAPITAL FUND PROGRAM 2019

The funding amount for this program is \$4,889,781.00. The public hearing and final budget were presented to the residents on December 5th, 2018. The Capital Fund Program 2019 was approved at the December 20st, 2018 Board meeting. Staff has submitted all required documents to HUD for acceptance of this funding.

RESIDENT INITIATIVE REPORT

DECEMBER 2019

SUBMITTED BY SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

November 5, 2019 the Public Housing Resident Council (PHRC) met at Douglas Heights. There were approximately 25 residents in attendance. Brian Olglevie, All-well Health, was the guest speaker. Mr. Olglevie provided information on Medicare, Medicaid, and Social Security benefits. The residents were very engaged with the speaker and some councils plan to have Mr. Olglevie come and speak to their individual resident councils.

November 7th, 2019 the Executive Director Thomas Scott and I met with Tom Esselman of Connecting for Good. We met to inform Mr. Esselman that the Housing Authority has identified a new location for their program. Mr. Scott has identified a location at our Douglas Heights housing development.

November 13, 2019 a run-off election was held at Westgate Towers for the position of Vice-President. There was a resident that contested the vote and a run-off election was held. Richard Mabion, NAACP, served as the independent third party. After the votes were counted, Kelvin Quinn was elected Vice-President. Winners were then sworn into office.

November 14, 2019 I met with the staff at the HUD office regarding the EnVision Center. Williams Wells who serves at the non-profit agency, along with Holly Duff, President, Wyandotte Towers; was also present. This meeting served to finalize plans for the community partner's summit which was held on December 4, 2019 at the HUD office. The purpose of the summit was to bring community partners to the table to help build the EnVison Center with the services that each partner provides to the community.

November 14, 2019 I attended an open house at the Delaware Highlands Assisted Living (DHAL) facility. A tour was given to all those in attendance.

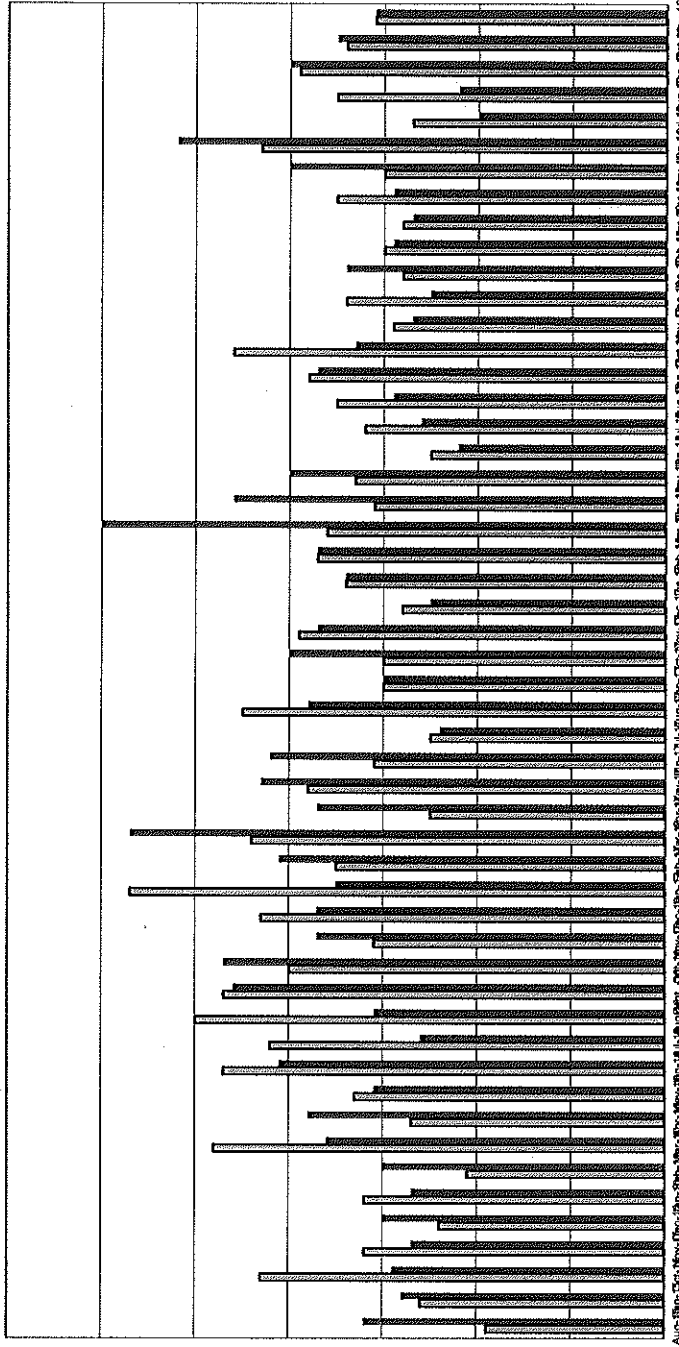
November 19, 2019 I attended the Family Conservancy's end of the year holiday event. Each family that attended the meeting was given diapers, formula, and other items for those who had infants. There were at total of 15 parents that attended the end of the year event.

Month	Year	Units	HAP
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
July	2017	1442	887,292
August	2017	1429	888,224
September	2017	1420	882,076
October	2017	1420	881,400
November	2017	1417	874,988
December	2017	1392	863,642
January	2018	1368	849,606
February	2018	1368	850,991
March	2018	1356	828,727
April	2018	1339	820,358
May	2018	1331	809,349
June	2018	1318	797,744
July	2018	1316	814,451
August	2018	1301	796,631
September	2018	1300	814,111
October	2018	1297	806,749
November	2018	1276	800,140
December	2018	1268	801,111
January	2019	1267	813,586
February	2019	1267	827,427
March	2019	1258	823,463
April	2019	1242	819,093
May	2019	1242	817,235
June	2019	1243	832,844
July	2019	1247	822,948
August	2019	1246	828,420
September	2019	1247	835,832
October	2019	1254	835,543
November	2019	1260	831,453
December	2019	1291	851,950

Report J
Kansas City, Kansas Housing Authority
Move-Ins and Move-Outs - July 2015 -February 2018

Chart Title

Month	Move-Outs	Move-Ins
Aug-15	19	32
Sep-15	26	28
Oct-15	43	29
Nov-15	32	27
Dec-15	24	30
Jan-16	32	27
Feb-16	21	30
Mar-16	48	36
Apr-16	27	38
May-16	33	31
Jun-16	47	41
Jul-16	42	26
Aug-16	50	31
Sept-16	47	46
Oct-16	40	47
Nov-16	31	37
Dec-16	43	37
Jan-17	57	35
Feb-17	35	41
Mar-17	44	57
Apr-17	25	37
May-17	38	43
Jun-17	31	42
Jul-17	25	24
Aug-17	45	38
Sep-17	30	30
Oct-17	30	40
Nov-17	39	37
Dec-17	28	25
Jan-18	34	34
Feb-18	37	37
Mar-18	36	60
Apr-18	31	46
May-18	33	40
Jun-18	25	22
Jul-18	32	26
Aug-18	35	29
Sep-18	38	37
Oct-18	46	33
Nov-18	29	27
Dec-18	34	25
Jan-19	28	34
Feb-19	30	29
Mar-19	28	27
Apr-19	35	29
May-19	30	40
Jun-19	43	52
Jul-19	27	20
Aug-19	35	22
Sep-19	39	40
Oct-19	34	35
Nov-19	31	31



**Kansas City Kansas Housing Authority
Board of Commissioner's Meeting
December 19, 2019**

New Business Consent Item: Authorizing PHA Certification of Compliance and Approval of the Five Year Plan, 2020 Annual Plan and the Capital Fund Program (CFP) Five Year Plan

Resolution No. 2019-23

BACKGROUND:

HUD requires that each PHA prepare and submit an Five Year Plan and the Annual Plan, also PHAs that participate in the Capital Fund Program (CFP) are required to submit a five-year plan showing capital improvements proposed over the next five years. A fixed five-year plan or rolling five-year plan can be utilized. The Kansas City Kansas Housing Authority utilizes a rolling five-year plan that requires annual Board approval. The current five-year plan is generated utilizing input from residents in three planning meetings, input from management and maintenance staff, and needs assessments for Housing Authority developments.

The public was given a 45-day period to comment on the proposed Five Year Annual Plan and the 2020 Annual Plan with 2020 Capital Fund Program (CFP) Five Year Plan. A public hearing was held on December 4, 2019 at 4:00 p.m. to discuss the Housing Authority's Annual Plan and Five Year Plan. Comments received in the 45-day period and the public hearings are incorporated into the five-year plan, when feasible.

Once approved by the Housing Authority's Board, the plan will be submitted to HUD. When HUD has approved the plan and Congress decides on funding appropriations, HUD will notify the PHA of the amount of the 2020 CFP and send out Annual Contributions Contracts (ACC) for signature. Funding is then available for obligation and expenditure in mid-2020.

CURRENT ISSUE:

HUD requires that the Board of Commissioners of the Housing Authority pass a resolution approving the proposed Five Year Plan, 2020 Annual Plan and the Capital Fund Program (CFP) Five Year Plan and submit the following certifications: Certifications of PIC Data, Disclosure of Lobbying Activities Standard Form, Civil Rights Compliance Form and Certification of Compliance with Public Hearing Requirements.

BOARD ACTION:

Approve Resolution No. 2019-23, if Appropriate.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant:	
Kansas City Kansas Housing Authority		Capital Fund Program No: KS16P00150120		2020	
Development Number/Name		General Description of Major Work Categories		Replacement Housing Factor Grant No:	
HA-Wide Activities					
		Development Account Number		Quantity	
		Total Estimated Cost		Total Actual Cost	
		Original		Revised	
		Funds Obligated		Funds Expended	
		Status of Proposed Work			
K1-51 Juniper Gardens	Demolition	1480	100,000.00		
K1-52 and K1-53	Foundation Repair and Stabilization	1480	130,000.00		
K1-54 Scattered Sites 7	HVAC Improvements	1480	195,000.00		
K1-54 Scattered Sites 10	HVAC Improvements	1480	336,000.00		
K1-54 Scattered Sites 15	Interior Modernization	1480	160,000.00		
K1-56 Douglas Heights	Elevator Modernization	1480	450,000.00	2	
K1-57 Plaza Tower	Interior Modernization	1480	500,000.00		
K1-55, K1-56, and K1-57	Mechanical Imp./Sewer Cleaning	1480	100,000.00		
K1-ALL	Parking Lot Repairs/Sealing/Strip	1480	50,000.00		
K1-ALL	Site Improvements	1480	100,000.00		
K1-ALL	Building Improvements	1480	50,000.00		
K1-ALL	Maintenance Facility	1480	300,000.00		
K1-ALL	Maintenance Building Equipment	1480	100,000.00		
K1-ALL	Architecture / Engineering	1480	75,000.00		
K1-ALL	Relocation		50,000.00		
K1-ALL	Administration	1410	302,494.00		
K1-ALL	Operations	1406	369,159.00		
K1-ALL	Management Improvements	1408	100,000.00		

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages - Work Activities

Part II: Supporting Pages - Work Activities						
Activities for Year 1	Activities For Year 2 FFY Grant: 2021 PHA FY: 2021			Activities For Year 3 FFY Grant: 2022 PHA FY: 2022		
	Development Number/ Name	Major Work Categories	Estimated Cost	Development Number/Name	Major Work Categories	Estimated Cost
SEE 27 ANNUAL STATEMENT	K1-51 Juniper Gardens	Demolition	\$25,000.00	K1-51 Juniper Gardens	Demolition	\$25,000.00
	K1-54 Scattered Houses 15	Interior Modernization	\$160,000.00	K1-52 St. Margaret Park	HVAC Improvements (Phase 1)	\$450,000.00
	K1-58 Granville Tower	Elevator Modernization	\$425,000.00	K1-57 Plaza Tower	Interior Modernization (Phase 3)	\$1,003,665.00
	K1-58 Douglas Heights	Elevator Modernization	\$425,000.00		Relocation	\$34,000.00
	K1-57 Plaza Tower	Interior Modernization (Phase 2-3)	\$873,665.00		Appliances	\$30,000.00
		Relocation	\$34,000.00	K1- ALL	Parking Lot Repairs/Sealing/Restripping	\$300,000.00
		Appliances	\$30,000.00	K1- ALL	Management Improvements	75,000.00
	K1-ALL	Parking Lot Repairs/Sealing/Restripping	\$300,000.00	K1-ALL	Architecture / Engineering	\$100,000.00
	K1- ALL	Management Improvements	\$75,000.00	K1-ALL	Administration	\$302,494.00
	K1-ALL	Architecture / Engineering	\$100,000.00	K1-ALL	Operations	\$600,000.00
	K1-ALL	Administration	\$302,494.00	K1-ALL	Site Improvements	\$200,000.00
	K1-ALL	Operations	\$302,494.00	K1-ALL	Building Improvements	\$100,000.00
	K1-ALL	Site Improvements	\$200,000.00	K1-ALL	Park and Playground Equipment	\$50,000.00
	K1-ALL	Building Improvement	\$100,000.00	K1-ALL	Maintenance/Office Building Equipment	\$40,000.00
	K1-ALL	Maintenance/Office Building Equipment	\$40,000.00	K1-ALL	Parking Lot Repairs/Sealing/Restripping	\$102,494.00
	K1-ALL	Relocation	\$75,000.00	K1-ALL	Relocation	\$55,000.00
			</			

Part C: Supporting Pages - FORM PHA-006						
Activities For Year 4 FFY Grant: 2023 PHA FY: 2023			Activities For Year 5 FFY Grant: 2024 PHA FY: 2024			
Development Number/ Name	Major Work Categories	Estimated Cost	Development Number/Name	Major Work Categories	Estimated Cost	
K1-51 Juniper Gardens	Demolition	\$25,000.00	K1-51 Juniper Gardens	Demolition	\$25,000.00	
K1-52 St. Margaret Park	HVAC Improvements (Phase 2)	\$400,000.00	K1-52 Family North	Exterior Improvements	\$379,353.00	
K1-52 Family North	Window Replacement	\$633,655.00	K1-53 Family South	Exterior Improvements	\$379,352.00	
K1-56 Rosedale Tower	Interior Modernization (Phase 1)	\$980,000.00	K1-55 Wyandotte Tower	Emergency Generator Replacement	\$120,000.00	
	Relocation	\$34,000.00	K1-56 Rosedale Tower	Interior Modernization (Phase 2)	\$990,000.00	
	Appliances	\$30,000.00		Relocation	\$34,000.00	
K1- ALL	Management Improvements	75,000.00		Appliances	\$30,000.00	
K1-ALL	Architecture / Engineering	\$70,000.00	K1-55,56,&57 Highrises	Mechanical Cleaning/Repair/Imp.	\$175,000.00	
K1-ALL	Administration	-	K1- ALL	Management Improvements	75,000.00	
K1-ALL	Operations	\$302,494.00	K1-ALL	Architecture / Engineering	\$100,000.00	
K1-ALL	Site Improvements	\$402,494.00	K1-ALL	Administration	\$302,494.00	
K1-ALL	Building Improvements	\$100,000.00	K1-ALL	Operations	\$502,444.00	
K1-ALL	Park and Playground Equipment	\$50,000.00	K1-ALL	Site Improvements	\$200,000.00	
K1-ALL	Relocation	\$55,000.00	K1-ALL	Building Improvements	\$100,000.00	
K1-ALL	Non-Dwelling Equipment(phone/it)	\$200,000.00	K1-ALL	Relocation	\$55,000.00	
Total CFP Estimated Cost		\$3,467,643.00	Total CFP Estimated Cost		\$3,467,643.00	

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or 2020 Annual PHA Plan for the PHA fiscal year beginning 2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

Kansas City, Kansas Housing Authority

KS001

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2020

☐ 5-Year PHA Plan for Fiscal Years 2020 - 2025

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

Name of Authorized Official	Title
Matthew T. Watkins	Chairman
Signature	Date

Civil Rights Certification
(Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

Kansas City, Kansas Housing Authority

KS001

PHA Name

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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)

Name of Authorized Official	Title
Matthew T. Watkins	Chairman Board of Commissioners KCK Housing Authority
Signature	Date