

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

Notice is hereby given that a special meeting of the Board of Commissioners of the Housing Authority of the City of Kansas City, Kansas will take place at 12:30 p.m. on Thursday, July 16, 2020 due to the COVID-19. The meeting will be held via Zoom on your wireless device. Meeting ID is 955 0451 6054, Password 037129. If you do not have access to a wireless device, you can call in at 1(346) 248-7799 or 1(669) 900-6833.

The agenda will consist of the following:

- VII. Roll Call
- VIII. Approval of the Minutes
- IX. Executive Director's Report
- X. Committee Reports
- XI. New Business Consent Items:
 - D. Resolution No. 2020-13 Authority to Declare the Elevator Repair and Modernization an Emergency and Authorizing the Retroactive Approval of a Contract for the Repair and Modernization of Elevator Equipment at Douglas Heights High-Rise located at 1742 South 40th Street in Kansas City, Kansas with MEI Total Elevator Solutions
 - E. Resolution No. 2020-14 Authority to Declare the Computer Hardware and Software System Replacement an Emergency and Authorizing the Retroactive Approval of the Contract located at 1124 N. 9th Street in Kansas City, Kansas with Converge One
 - F. Resolution No. 2020-15 Authority to Declare the Phone Hardware and Software System Replacement an Emergency and Authorizing the Retroactive Approval of the Contract located at 1124 N. 9th Street in Kansas City, Kansas
- XII. New Business Discussion Item:
 - B. Resolution No. 2020-16 Board Commitment for the Disposition of Juniper Gardens

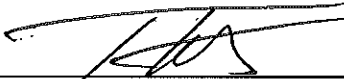
Witness my hand this 10th day of July 2020.

Matthew T. Watkins, Chairman

CERTIFICATE OF SERVICE OF NOTICE

I, Thomas M. Scott, the duly appointed, qualified interim Secretary of the Housing Authority of the City of Kansas City, Kansas, DO HEREBY CERTIFY that on the 10th day of July 2020. I served a true copy of the foregoing Notice of Special Meeting on each and every Commissioner of the Housing Authority of the City of Kansas City, Kansas.

Witness my hand this 10th day of July 2020.



Thomas M. Scott, Executive Director/CEO

WAIVER OF REGULAR NOTICE OF AND CONSENT TO SPECIAL MEETING

We, the undersigned Commissioners of the Housing Authority of the City of Kansas City, Kansas do hereby accept service of the NOTICE OF SPECIAL MEETING waiving any and all irregularities in such service and in such Notice and consent and agree that said Board of Commissioners of said Housing Authority shall meet at the time and place named in such Notice and for the purpose stated therein.

Matthew T. Watkins, Chair

Rev. Jimmie L. Banks

Jacques Barber

Broderick Crawford

Rachel Jefferson

Vacant

Anne P. McDonald

Timothy J. Rhodes

Denise Tomasic

Cardelia Walker

Linda Warner

Charles Wilson

Randle, Jackie

From: Randle, Jackie
Sent: Friday, July 10, 2020 2:57 PM
To: Anne McDonald; Broderick Crawford; Cardelia Walker; Charles Wilson; Denise Tomasic ; Don Jolley; Jacques Barber; Linda Warner; Matt Watkins; Rachel Jefferson; Rev. Jimmie L. Banks; Timothy J. Rhodes
Cc: _Senior Staff
Subject: July board meeting via Zoom

Hello, Commissioners:

The July 16, 2020 KCKHA board meeting will be held at 12:30 p.m. via Zoom. The log-in information is listed below the dotted line. (This is the same information you were provided with last month.) You can connect online with your mobile device or call in on your telephone. You will need the meeting ID and password. If you have questions, please contact me in advance of the meeting. The board packet and notice of special meeting will be sent in a separate email.

Thank you,

Jackie Randle

Jackie Randle is inviting you to a scheduled Zoom meeting.

Topic: July Board Meeting
Time: Jul 16, 2020 12:30 PM

Please download and import the following iCalendar (.ics) files to your calendar system.
Monthly: https://zoom.us/meeting/tJEod-2trz0qH9CVs1mQFeteMUgkAYIjZPw-/ics?icsToken=98tyKuCtqzsuH9WTsByDRowMGYigLO_zmCFfgvp-qgyODhF1ZxfzG9dFOZNGHNLq

Join Zoom Meeting
<https://zoom.us/j/95504516054?pwd=Qnd6VzNiYjFkVmp2OVVzUIMycXpqQT09>

Meeting ID: 955 0451 6054
Password: 037129
One tap mobile
+13462487799,,95504516054#,,1#,037129# US (Houston)
+16699006833,,95504516054#,,1#,037129# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germantown)
Meeting ID: 955 0451 6054

Password: 037129

Find your local number: <https://zoom.us/j/abtbmmlwri>

Jacqueline D. Randle | Executive Services Manager | Kansas City, Kansas Housing Authority | 1124 N. 9th Street | Kansas City, KS 66101 | (913) 279-3431 direct | (913) 279-3428 fax



Agenda

Housing Authority of the City of Kansas City, Kansas

Special Meeting

Thursday, July 16, 2020
12:30 pm.

Held Electronically
Via Zoom

- I. Roll Call
- II. Approval of the Minutes
Special Board Meeting June 18, 2020
(Pages 1—8)
- III. Executive Director's Report
(Pages 9—27)
- IV. Committee Reports
- V. New Business Consent Items:
 - A. Resolution No. 2020-13
Authority to Declare the Elevator Repair and Modernization an Emergency and Authorizing the Retroactive Approval of a Contract for the Repair and Modernization of Elevator Equipment at Douglas Heights High-Rise located at 1742 South 40th Street in Kansas City, Kansas with MEI Total Elevator Solutions (Pages 28—30)
 - B. Resolution No. 2020-14
Authority to Declare the Computer Hardware and Software System Replacement an Emergency and Authorizing the Retroactive Approval of the Contract located at 1124 N. 9th Street in Kansas City, Kansas with Converge One (Pages 31—33)
 - C. Resolution No. 2020-15
Authority to Declare the Phone Hardware and Software System Replacement an Emergency and Authorizing the Retroactive Approval of the Contract

located at 1124 N. 9th Street in Kansas
City, Kansas with Converge One
(Page 34—36)

VI. New Business Discussion Item:

A. Resolution No. 2020-16 Board Commitment for the Disposition
of Juniper Gardens
(Pages 37—39)

VII. Adjournment

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

Thursday, June 18, 2020
12:30 p.m.

Held Electronically
Via Zoom

On the 18th day of June 2020 at 12:30 p.m. the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in special session via Zoom due to the coronavirus pandemic. 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
Denise Tomasic, Commissioner
Cardelia Walker, Commissioner
Linda Warner, Commissioner
Charles Wilson, Commissioner

ABSENT: Broderick Crawford, Commissioner
Rachel Jefferson, Commissioner
P. Anne McDonald, Commissioner
Timothy J. Rhodes, Commissioner

ALSO PRESENT: Thomas M. Scott, Executive Director/CEO
Cherrie Escobar, Director of Section 8
Gerald Glavin, Asst. Director of Facilities Management
Julio Marino, Jr., User Support/Inventory Coordinator
Sharron Davis-Mays, Self-Sufficiency Coordinator
Jacqueline D. Randle, Executive Services Manager
Caroline Rogers, Director of Finance
Anthony J. Shomin, Director of Facilities Management
Elaine Stroud, Assistant Director of Housing Management
Nebyu Tilahun, Assistant Director of Finance
Liza Abney, HUD Staff
Adam Austin, HUD Staff
Tanya Burgin, HUD Staff
Larry Maxwell, HUD Staff
Peter Reeves, HUD Staff
Kathy Ritzler, HUD Staff
Craig Vandervort, HUD Staff

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

Chairman Watkins called for the approval of the minutes. Vice-Chairman Banks made the motion to approve the minutes of May 21, 2020. Commissioner Barber seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Tomasic, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Crawford, Jefferson, McDonald, Rhodes

ABSTAIN: None

Motion carried.

HUD Staff

Mr. Scott introduced Tanya Burgin, Division Director Region VII. He noted that other HUD staff was also present in the Zoom meeting. Ms. Burgin thanked the Board for allowing them to join the meeting to discuss the repositioning of Juniper Gardens. She shared that the KCKHA received a letter June 3, 2020 outlining information on the required conversion of Juniper Gardens and requesting to meet with the agency. She asked that discussion take place regarding the repositioning of Juniper Gardens and any other developments. She introduced HUD staff: Craig Vandervort, Liza Abney, Kathy Ritzler, Pete Reeves, Larry Maxwell and Adam Austin. Ms. Burgin asked to hear from the Board on its plans to move forward and they would answer questions or provide additional information.

Mr. Scott spoke on behalf of the Board. He noted that the Commissioners are on board with the necessity to make changes with the Juniper Gardens property. A plan began early on since his return in June 2019. However, there were emergencies that came up that took precedence over the plan. Mr. Scott took full responsibility for this. The RFP went out for an appraisal of the development. The environmental caused a delay due to ground water issues and the air vapors. This had to be resolved and the OIG audit closed on the environmental. Fran Cleary has the information up to this point. The agency closed to the public on March 19, 2020 further adding to the delay. We were scheduling meetings for relocation with residents at Juniper Gardens and have consequently lost 90 days. We have since put an RFP together for relocation services and drafted a letter to the residents of Juniper Gardens notifying them that we would be meeting when we are able to. There are currently 104 vacancies out of 265 units at Juniper Gardens. Twelve units are offline, 8 units are being used by Youthbuild, and

another 4 units are being used for service agencies. There are about 150 units currently occupied. We plan to submit the plan to HUD and offer relocation opportunities to the residents through public housing vacancies, tenant protection vouchers and/or their choice for a third option. To relocate 150 units it could take 18-24 months. We experienced this in 2005 when 125 units were demolished. There are concerns with the value of the property. The City endorses the removal of Juniper Gardens and they may be able to help with the process. There is an OIG issue with the environmental concerning ground water issues. The property was built in 1962. The sub-plumbing has deteriorated and is not suitable for rehab. Mr. Scott concluded that the Housing Authority Board is on board with the repositioning of Juniper Gardens and eliminating it from the portfolio.

Mr. Vandervort, portfolio manager with HUD, specializing in public housing programs, explained that a letter was sent a couple of weeks ago in which Juniper Gardens fell under conversion regulations with HUD. This refers to developments with about 250 units with vacancies that exceed more than 12 per cent for more than three years. This is the reason the housing authority was contacted. HUD was happy to see the demolition application and it is being reviewed. What HUD needs now is a board approved plan concerning what is going to happen with Juniper Gardens. The plan does not have to be in detail. It needs to be a formal board approved plan the agency has prepared and is sanctioned by the board. Mr. Vandervort indicated the plan does not need to be written in stone and can be changed. Mr. Scott noted we could prepare a basic plan with a couple of options. Mr. Vandervort and Ms. Burgin were in agreement that this would be fine. Mr. Scott noted the plan would be available for the July board meeting.

Mr. Scott added that COVID slowed down this process and we had hoped to be further along. He shared that Ms. Escobar has reached out to Johnson County, Olathe and Leavenworth Housing Authorities for cooperative agreements for Section 8. This was two weeks ago and we have not heard back from them. Ms. Abney, portfolio manager on the HVC side, offered to reach out to the Johnson County, Olathe and Leavenworth agencies and check on the status. Mr. Vandervort thanked Mr. Scott for the updates. Ms. Burgin thanked the Housing Authority for sharing the information with them.

Executive Director's Report

- Mr. Scott noted a thorough report was given last month regarding COVID-19.
- On June 15, 2020 we reopened the high-rises to visitors, but limited it to two visitors per resident. They must wear PPE which is provided.
- Also, on June 15, 2020 we restarted the afternoon children's program with Brad Grabs and The Learning Club at Juniper Gardens, St. Margaret's Park, Chalet Manor, Cyrus K. Holliday and Douglas Heights. They are practicing

social distancing and limit the number of participants. They were meeting outside prior to this.

- We have visited with a number of organizations to partner with us to provide meals to our high-rise residents. The Fire Department furnished meals for Glanville Towers on a one time basis. We have activated the resident associations to continue with Harvesters. High-rise lobbies are closed except for food distribution.
- We re-established move-ins beginning June 15, 2020. We had continued to prepare units for occupancy. There are nine move-ins and two are in holding. Our target is to move in 10 families per week. Our numbers had dropped to 89 percent, not including Juniper Gardens. We hope to get the numbers back up to the mid-90s by mid to late July. There are between 85 and 90 units ready for occupancy. BPU has changed its process and they now want a signed lease before turning the utilities on. This has complicated the process for our family residents. Folks are now taking up signed leases and they may not be able to get their utilities turned on.
- Background investigations have changed. We now want to know if they have debts to other organizations. This affects Section 8 considerably.
- Minimum rent is \$50 and the late charge is \$25. Unreported income is causing folks to abandon their units and come back later to get back into housing. We have 128 people on zero rent which means they pay \$50 minimum rent and get an URP or Utility Reimbursement Payment from the Housing Authority for their utilities. This zeros itself out. This will be discussed later when Ms. Rogers talks about collection loss write offs in the annual plan. There are ten, unverifiable zero incomes with the agency right now.
- There was a ransomware attack on the Citrix server earlier in the week. That is a 2008 server and is no longer under support, and we do not get the security upgrades. We are moving away from Citrix and going to a Horizon program. We will get rid of the thin clients and go to laptop computers. We will then be 100 percent able to work remotely and this will almost eliminate the ransomware attacks. We were down 2.5 days. The computers went down Saturday and we did not get them back up until mid-day on Monday. This is an eligible use of CARES Act funding.
- Software upgrades are being done for the Finance department. This will affect purchasing and inventory control as well. Now that the FDS was submitted today and the annual report will be voted, we can focus on the software upgrades. We are also going to a new provider and going paperless.
- We are still doing COVID-19 physical upgrades to our facilities. The main office will be getting an ADA accessible doorway to give folks a place to come in and meet with staff. A teller window is going in with a transfer tray and a night drop for rent. An information center will be set up between the Resident Selection and Section 8 departments. They will be able to buzz folks in for move-ins and recertifications.

- We have completely decontaminated the high-rises which will last 90 days. This will be done at least one more time.
- Chairman Watkins asked when the work would be completed at the main office. Mr. Scott noted the transfer window should be in before our next board meeting. The cut through for the door should run into August.
- Chairman Watkins asked for an update of the maintenance facility. Mr. Scott indicated the roof and drywall is complete. The electrical is about 95 percent complete. The side walls will be done on Tuesday. Curbs were poured on Monday. The loading dock should be poured this afternoon. The sprinkler system is in process. The timeline runs through July 27, 2020 when we should be able to do the walk through for the punch list.
- Vice-Chairman Banks asked if the entrance road would be widened. Mr. Scott indicated there is a dual entrance and once construction is over, the road will be twice as wide.
- Commissioner Wilson asked Mr. Scott about the hand sanitizer stations at the high-rises. Mr. Scott indicated they were received today and would be installed shortly. Commissioner Wilson then requested information on the relocation to the maintenance facility. Mr. Scott noted that if they are successful in meeting the deadline, it would be the first part of August.
- Commissioner Wilson asked about the Juniper Gardens demolition. Mr. Scott noted that would depend on the plan submitted to HUD. This is an alternative plan that the Board will submit at its next meeting. We will also have to work through this with the Unified Government. The Housing Authority does not have the funds for demolition. We did put relocation into our Capital Fund plan last year and some demolition money was put in there. A lot will have to do with the environmental and the air quality for what process we will follow. A cleared site will give us more potential on a future sale.

Committee Reports

The following committees met since the last board meeting.

Finance

Mr. Scott noted that he sat in on part of the conversation with Commissioner McDonald, Ms. Rogers and Mr. Tilahun to go over the financials for this year. It was a comprehensive process. He concluded that it was a meeting, but only one commissioner was in attendance. Commissioner Rhodes was conducting bank business and could not attend.

Personnel

Vice-Chairman Banks indicated they met on Tuesday to look at revising the performance appraisal form and had taken a sabbatical since the coronavirus.

He related that Mr. Scott gave an update on the staff's response to COVID-19. He noted that Mr. Scott also gave an update on the recruitment for an Executive Director. Mr. Scott added that he would be out of the office beginning the end of next week. He is reviewing resumes and will be providing those to the Personnel Committee before he leaves the office on Friday. He will do the first round of interviews on the 7th. The plan is mid-July to do the second interviews and then following up final interviews.

Community Housing Investment Group (CHIG)

The CHIG board has met monthly for the last three months. DHAL continues to be a leader in the assisted living front of the coronavirus age. He suggested the Board check out DHAL's Facebook page for continuous updates. They are continuing to do testing and going to begin admissions this month. The census is down to 110, so there are some vacancies that need to be filled. They will continue to meet monthly for the next month or so and will then go back to quarterly meetings.

New Business Consent Items

Vice-Chairman Banks made a motion to approve New Business Consent Items, Resolution Nos. 2020-09 and 2020-10. Commissioner Warner seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Tomasic, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Crawford, Jefferson, McDonald, Rhodes

ABSTAIN: None

Motion carried.

Resolution No. 2020-09, approval of 2020 HUD income guidelines.

This resolution requests the approval of the 2020 HUD income guidelines. HUD issued new guidelines in April, 2020 and was effective upon release. The guidelines are for very low; low and extremely low income families identified by 50 percent, 80 percent and 30 percent of the median income for the area. The new guidelines for income limits go into effect for this agency June, 2020 upon board approval.

RESOLUTION NO. 2020-09—APPROVE 2020 HUD INCOME GUIDELINES

Resolution No. 2020-10, approving 2020 Annual Utility Allowance Schedule rate changes effective July 2020.

This resolution approves the 2020 Annual Utility Allowance Schedule rate changes which go into effect July 2020. Each year, HUD requires that Public Housing Agencies review its utility allowances and determine if adjustments are needed. PHAs provide a utility allowance for residents who pay their own utility cost to help pay for conservative utility usage. Rent is then reduced by the amount of the utility allowance. Allowances are determined by bedroom size. The agency allows for a higher utility allowance for extensive medical equipment. Utility allowances are being proposed for the Section 8 Housing Choice Voucher Program participants.

RESOLUTION No. 2020-10—APPROVE 2020 ANNUAL UTILITY ALLOWANCE SCHEDULE RATE CHANGES EFFECTIVE JULY 2020

New Business Discussion Items

Resolution No. 2020-11, recognizing Don Jolley for his valuable service to the Housing Authority of the City of Kansas City, Kansas; was introduced.

Chairman Watkins acknowledged and thanked Don Jolley for his service, noting that Commissioner Jolley has some health challenges. Chairman Watkins expressed appreciation for Commissioner Jolley's perspective and the time and talent that he provided during his time on the board.

Commissioner Tomasic made a motion to approve Resolution No. 2020-11. Vice-Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Tomasic, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Crawford, Jefferson, McDonald, Rhodes

ABSTAIN: None

RESOLUTION NO. 2020-11—RECOGNIZING DON JOLLEY FOR HIS VALUABLE SERVICE TO THE HOUSING AUTHORITY OF THE CITY OF KANSAS CITY, KANSAS

Motion carried.

Resolution No. 2020-12, adopting the 62nd Annual Report, was introduced.

A handout was distributed to the Board via email prior to today's board meeting. Ms. Rogers asked the Board to follow along with the handouts from the PowerPoint. She then presented the unaudited financials for 2019—2020.

Commissioner Warner made a motion to approve Resolution No. 2020-12. Commissioner Walker seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Tomasic, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Crawford, Jefferson, McDonald, Rhodes

ABSTAIN: None

RESOLUTION NO. 2020-12—ADOPTING 62ND ANNUAL REPORT.

Motion carried.

Chairman Watkins then called for the meeting to adjourn and it passed unanimously.

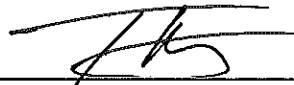
Matthew T. Watkins, Chairman

Thomas M. Scott, Executive Director/CEO

Executive Director's Report

July 16, 2020

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



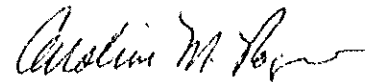
Thomas M. Scott
Executive Director/CEO

Kansas City, Kansas Housing Authority
Statement of Funds Available
For the Period Ended JUNE 30, 2020

Description	Rate ^(a)	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$772,820.97	Liberty
Payroll Account	0.00%		\$23,098.06	Liberty
ACH Pymt Account	0.15%		\$6,128.72	Liberty
Rent Depository Account	0.00%		\$931,788.31	Bank of Labor
Rent Bank Deposit Accounts	0.70%		\$255,762.07	Various
Homeless Prevention Program	0.90%		\$5,612.64	Bank of Labor
Sponsorship Program	0.50%		\$19,718.58	Bank of Labor
Section 8 Checking	0.00%		\$369,551.89	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$38,765.27	Liberty
KCKHA Debt Service Account			\$1,169,334.08	Deutsche Bank
CD#120245349	1.80%	08/26/20	\$500,000.00	Bank of Labor

(a) Represents Rates as of July 10, 2020 provided by Banks.

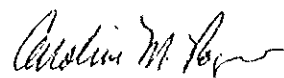
Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Caroline M. Rogers
Director of Finance

Kansas City, Kansas Housing Authority
Delinquency in Accounts Receivable
For the Month of June 2020

	<u>Rent & Other Charges</u>	<u>Repayment Agreements</u>	<u>Net Total</u>
Accounts Receivable (Amounts Delinquent)	\$220,163.13	(\$96,009.32)	\$124,153.81
 Total Charges to Tenants for Month			 \$415,532.23
 Delinquency Ratio			 29.88%
 Petitioned to Court			 <u>0</u>
 Praecipes Issued			 <u>0</u>
 Evictions			 <u>0</u>
 Pending Evictions			 <u>0</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 JUNE'20

CONTRACT COSTS

VETS Securing America	\$18,950.16
VETS Securing America	\$6,316.72

MAINTENANCE COSTS

BAILEY INDUSTRIAL CLEANING	\$4,720.00
Booney's Lawn Service	\$2,050.00
Booney's Lawn Service	\$2,050.00
CINTAS CORPORATION No. 2	\$1,577.69
CINTAS FIRE	\$4,464.78
DAVID ALLEN HENDERSON DBA	\$2,570.00
DAVID ALLEN HENDERSON DBA	\$2,570.00
Ferguson Enterprises Inc.	\$1,267.53
First Call Restoration, Inc	\$13,817.80
GE APPLIANCES	\$2,105.00
H.D. Supply	\$4,912.66
Home Depot Pro-SupplyWorks	\$5,963.10
Home Depot Pro-SupplyWorks	\$5,041.49
Johnson County Landfill	\$1,258.53
KEMPKE CONTRACTORS, LLC	\$3,615.00
KEMPKE CONTRACTORS, LLC	\$1,310.00
Klemp Electric Mach. Co. Inc.	\$1,616.31
LAWRENCE PEST CONTROL COMPANY, INC	\$5,380.00
McAnany Construction, Inc	\$2,500.00
MINNESOTA ELEVATOR INC	\$7,476.40
OSCARS MAINTENANCE SERVICE CORP, LLC	\$3,600.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$3,600.00
Plumb Supply Company, LNX	\$4,307.16
Plumb Supply Company, LNX	\$2,580.29
Plumb Supply Company, LNX	\$1,262.53
Plumb Supply Company, LNX	\$1,096.04
Precision Plumbing & Construct, Inc	\$12,704.00
Sherwin-Williams Co	\$2,754.27
Sherwin-Williams Co	\$2,089.58
Sherwin-Williams Co	\$1,753.68
SMITH SERVICE, LLC	\$3,750.00
SMITH SERVICE, LLC	\$1,250.00
SMITH SERVICE, LLC	\$1,250.00
SOS Pest Control	\$1,800.00
STACO ELECTRIC CONSTRUCTION CO	\$9,694.28

Stanion Wholesale Elec. Co.	\$8,211.33
Stanion Wholesale Elec. Co.	\$2,510.87
Stanion Wholesale Elec. Co.	\$2,426.12
Strasser Hardware	\$2,537.83
SUTTON REMODELING, LLC	\$4,390.00
SUTTON REMODELING, LLC	\$3,769.00
SUTTON REMODELING, LLC	\$2,800.00
Ted Systems LLC	\$2,655.00
Three Sons Painting LLC	\$13,860.00
Waste Management	\$9,858.12
WESTPORT GLASS, INC	\$1,415.70

MISCELLANEOUS

All Makes Machine Inc.	\$2,323.00
American Express	\$2,797.44
AT&T	\$8,117.39
AT&T	\$2,307.50
ENTERPRISE FM TRUST	\$6,169.35
Housing Authority Risk Retention Group	\$165,268.00
Kansas Public Employ Ret Syst	\$5,255.36
Kansas Public Employ Ret Syst	\$5,255.36
Kansas Public Employ Ret Syst	\$1,965.00
Kansas Public Employ Ret Syst	\$1,610.62
Lockton Companies	\$28,348.00
OFFICE ESSENTIALS, INC	\$1,651.07
OFFICE ESSENTIALS, INC	\$1,560.18
ONLINE INFORMATION SERVICES, INC	\$1,392.00
PayLease, LLC	\$3,164.87
PHADA	\$4,915.00
Postmaster	\$5,000.00
SCOTT & ASSOCIATES, LLC	\$13,100.00
SCOTT & ASSOCIATES, LLC	\$12,600.00
SCOTT & ASSOCIATES, LLC	\$10,700.00
The Learning Club	\$3,500.00
Time Warner Cable	\$1,440.99
U.S BANK EQUIPMENT FINANCE	\$2,465.08
Verizon Wireless	\$1,891.01
WEX BANK DBA WRIGHT EXPRESS FSC	\$2,712.58
WILLIAM W. HUTTON ATTORNEY AT LAW	\$1,925.00
WILLIAM W. HUTTON ATTORNEY AT LAW	\$1,400.00

MODERNIZATION

Allison & Alexander, Inc	\$156,591.39
Archetype Design Group Inc	\$1,562.40
BC Hardscapes, LLC	\$104,157.90
BOARD OF PUBLIC UTILITY-	\$3,902.25

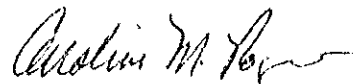
Construction Managment Services, Inc	\$420,453.30
ConvergeOne, Inc	\$11,400.00
ConvergeOne, Inc	\$10,126.80
ConvergeOne, Inc	\$1,186.80
D&M Installations	\$2,100.00
Delta Innovative Services	\$1,265.00
Genesis Environmental Solutions Inc	\$20,784.94
Martin Mechanical Corporation	\$40,792.00
Sherwin-Williams Co	\$10,048.63
WSKF ARCHITECTS, INC	\$1,851.00

PAYROLL COSTS

Blue Cross Blue Shield Of KC	\$99,472.69
Delta Dental	\$5,090.47
Kansas Payment Center	\$1,569.03
Kansas Payment Center	\$1,559.93
Kansas Public Employ Ret Syst	\$32,194.88
Kansas Public Employ Ret Syst	\$31,680.41
Nationwide Retirement Solution	\$2,374.08
Nationwide Retirement Solution	\$2,374.08
UMB HEALTH SAVINGS ACCT	\$1,838.13
UMB HEALTH SAVINGS ACCT	\$1,738.13

***UTILITIES**

Board Of Public Utilities	\$97,941.45
Board Of Public Utilities	\$71,435.93
Board Of Public Utilities	\$54,559.29
Constellation New Energy-Gas	\$3,636.32
Constellation New Energy-Gas	\$1,331.87
Kansas Gas Service	\$10,286.26
Kansas Gas Service	\$8,038.63
Kansas Gas Service	\$5,471.36
Kansas Gas Service	\$4,907.10
Kansas Gas Service	\$1,542.04

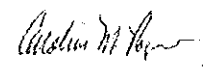


Caroline M. Rogers
Director of Finance

Kansas City, Kansas Housing Authority
Operating Receipts and Expenditures
For Period Ending May 31, 2020

	CEN OFFICE YR TO DATE	%	CEN OFFICE BUDGET	PUBLIC HSG YR TO DATE	%	PUBLIC HSG BUDGET	SECTION 8 YR TO DATE	%	SECTION 8 BUDGET
OPERATING INCOME:									
Dwelling Rent				\$782,009.13	15%	\$5,047,070.00			
Fraud Recovery Income							\$16,761.00		
Interest Income	\$179.11	12%	\$1,460.00			\$8,780.00			
Tenant Income				\$29,259.00	7%	\$390,712.00			
Other Income	\$50,937.28	10%	\$489,554.00	\$7,036.65	1%	\$1,113,005.00			
Fee for Services - COCC	\$132,962.78	9%	\$1,500,087.00						
Management Fees	\$302,117.70	17%	\$1,828,145.00						
Total Operating Income	\$486,196.87	13%	\$3,819,246.00	\$818,304.78	12%	\$6,559,567.00	\$16,761.00		
Operating Subsidy				\$1,158,266.00	15%	\$7,763,316.00			
Prior Year Subsidy									
Section 8 Admin Fees							\$122,464.00	16%	\$777,301.00
Total Operating Receipts	\$486,196.87	13%	\$3,819,246.00	\$1,976,570.78	14%	\$14,322,883.00	\$139,225.00	18%	\$777,301.00
OPERATING EXPENSES:									
Administrative Salaries	\$120,325.07	13%	\$959,077.00	\$182,718.38	17%	\$1,096,386.00	\$54,081.75	17%	\$309,206.00
Management Fees				\$250,559.70	17%	\$1,514,196.00	\$51,558.00	16%	\$313,950.00
Other Admin Expenses	\$19,646.31	10%	\$202,958.00	\$29,568.20	9%	\$324,678.00	\$4,657.00	11%	\$41,231.00
Tenant Services									
Resident Assoc Expenses				(\$6.17)	0%	\$26,046.00			
Other Expenses						\$17,402.00			
Total Utilities	\$5,821.78	11%	\$51,658.00	\$300,175.82	11%	\$2,827,169.00			
Maintenance Salaries	\$107,829.97	9%	\$1,262,794.00	\$329,963.03	21%	\$1,580,154.00			
Maint Materials	\$44,557.09	31%	\$143,450.00	\$9,525.88	1%	\$683,095.00	\$14.82	1%	\$1,737.00
Fee for Services - COCC				\$132,962.78	9%	\$1,500,087.00			
Other Maint Contracts	\$37,451.69	17%	\$224,744.00	\$139,065.19	11%	\$1,214,085.00	\$3,438.57	32%	\$10,687.00
Security Salaries									
Other Security Expense			\$2,500.00	\$0.01	0%	\$164,235.00			
Insurance	\$20,057.20	19%	\$108,252.00	\$88,069.18	16%	\$555,162.00	\$3,776.52	16%	\$23,983.00
Terminal Leave Payments									
Employee Benefit Contributions	\$137,653.08	17%	\$798,175.00	\$177,954.91	19%	\$961,508.00	\$18,113.26	16%	\$111,078.00
Collection Losses				(\$6,521.55)	-2%	\$425,500.00			
Interest Expense				\$99,441.94	17%	\$596,652.00			
Other General Expense	\$416.00			\$18.52	2%	\$1,198.00	\$2,166.66	20%	\$11,000.00
Total Routine Expenses	\$493,758.19	13%	\$3,753,608.00	\$1,733,495.82	13%	\$13,487,553.00	\$137,806.58	17%	\$822,872.00
Extraordinary Maintenance									
Depreciation Expense									
COVID	\$4,471.61			\$1,235.30					
Contracts									
Casualty Losses - Net									
Total Operating Expenses	\$498,229.80	13%	\$3,753,608.00	\$1,734,731.12	13%	\$13,487,553.00	\$137,806.58	17%	\$822,872.00
Prior Year Adjustments									
Total Operating Expenditures	\$498,229.80	13%	\$3,753,608.00	\$1,734,731.12	13%	\$13,487,553.00	\$137,806.58	17%	\$822,872.00
Gain/(Loss) from Operations	(\$12,032.93)		\$65,638.00	\$241,839.66		\$835,330.00	\$1,418.42		(\$45,571.00)

*** May is the 2nd month of the Fiscal Year Ending March 31st
 *** Percentage 18.67% or 2/12th of the year


 Caroline Rogers
 Director of Finance

**KANSAS CITY, KANSAS HOUSING AUTHORITY
MAINTENANCE REPORT
FOR THE MONTH OF JUNE 2020**

CUSTOMER SERVICE & SATISFACTION SURVEY - JUNE 2020

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
06/01/20	48	16	64	4	4	0	12
06/03/20	48	10	58	3	3	0	7
06/04/20	38	14	52	6	6	0	8
06/05/20	37	11	48	4	4	0	7
06/08/20	28	9	37	3	3	0	6
06/09/20	48	14	62	4	4	0	10
06/10/20	42	10	52	3	3	0	7
06/11/20	66	12	78	3	3	0	9
06/12/20	33	6	39	1	1	0	5
06/15/20	59	11	70	1	1	0	10
06/16/20	51	10	61	2	2	0	8
06/17/20	30	9	39	4	4	0	5
06/18/20	46	10	56	6	6	0	4
06/22/20	38	10	48	2	2	0	8
06/23/20	48	11	59	1	1	0	10
06/24/20	64	16	62	8	8	0	1
06/25/20	45	6	51	1	1	0	5
06/29/20	64	7	71	2	2	0	5
01/00/00	93	27	120	10	10	0	17
TOTAL	926	219	1,127	68	68	0	144

(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 31% of the service work orders completed
- (b) No Response 66% 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	176	82	258
Units in Mod	18	29	47
Fire Units	5	0	5
Rentable Units	153	53	206
Move-Ins	4	39	43
Move-Outs	6	25	31
Units Available	51	28	79
Units Readied in JUN	15	8	23

REPORT F

June 2020 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 *M(7) D(12) JUNIPER GARDENS	265	159	106	60%	62%
K1-2 D(1) ST. MARGARETS PARK	100	91	9	91%	93%
K1-3 D(1) CYRUS K. HOLIDAY	60	55	5	92%	90%
K1-4*M(1) D(8) WYANDOTTE TOWERS	302	281	21	93%	92%
K1-5*M(2) D(1) BELROSE MANOR	90	80	10	89%	91%
K1-6 Elderly DOUGLAS HEIGHTS	101	90	11	89%	97%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	96	3	97%	92%
K1-7 D(1) SCATTERED SITES	24	22	2	92%	92%
K1-9 D(1) SCATTERED SITES	30	30	-	100%	100%
K1-10 *M(2) SCATTERED SITES	42	34	8	81%	83%
K1-11 M(1) D(1) GRANDVIEW PARK	40	35	5	88%	88%
K1-12 D(2) CHALET MANOR	66	58	8	88%	89%
K1-13 WELBORN VILLA	80	79	1	100%	100%
K1-14 BETHANY PARK TOWERS	153	147	6	96%	95%
K1-15 *M(6) SCATTERED SITES	20	10	10	50%	50%
K1-17*M(1) GLANVILLE TOWERS	108	100	8	93%	92%
K1-18 ROSEDALE TOWERS	122	118	4	97%	97%
K1-20 D(1) WESTGATE TOWERS	163	152	11	93%	94%
K1-21 D(1) SCATTERED SITES	8	8	-	100%	100%
K1-22 WESTGATE VILLA	20	19	1	95%	95%
K1-23 D(1) SCATTERED SITES	38	36	2	95%	92%
K1-24 M(18) PLAZA TOWERS	115	88	27	77%	78%
K1-25 D(1) SCATTERED SITES	12	12	-	100%	100%
Sub-Total before Adjustments	2,058	1800	258	87%	88%
Less: # of Deprogrammed Units	35				
Less: # of Units Under Modernization	44		40		
Total Units Available for Occupancy	1,979	1761	218	89%	90%

(*) Modernization units

MODERNIZATION AND DEVELOPMENT REPORT July, 2020

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 projects are complete: K1-57 Westgate Tower (20), Window Improvement; K1-54 Scattered Sites (23), HVAC Improvements; K1-57 Westgate Villa HVAC Central Air Conditioning Replacement.

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 are 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 with 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. Final paper work, and close out documents have been submitted for close out of this project.

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.

The following projects are complete: K1-54 Scattered Sites (15) Interior Modernization Phase 1; K1-56 Rosedale Tower Air Handler Replacement; K1-55 Wyandotte Tower Elevator Modernization.

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. All residents on the 7th Floor were moved to the 8th Floor on 6/23 to 6/25.

K1-54 SCATTERED SITES (15) RELOCATION

Bids have been received for the relocation of the residents of 6 houses in preparation for Phase 2, of Interior Modernization. The low bidder, a Friend with a Truck, has entered into a contract in the amount of \$5,700.00 to move these 6 residents. Boxes have been delivered in preparation for moving of these 6 residents. Relocation of these 6 residents occurred March 9th & 10th and is now complete.

K1-53 DOUGLAS HEIGHTS HVAC REPLACEMENT

Bids were received on June 26th, 2019 for this project. The Board authorized the award of a contract at the July 2019 meeting to AAIM Services, LLC, in the amount of \$284,000.00. Pre-construction meeting was held on July 30th, 2019. Notice to Proceed was issued on October 29th, 2019. All installation work is completed. Project has been inspected by staff and the Architect. There has been a delay in the final UG Inspection of the 99 units due to the Covid19 guidelines.

K1-57 PLAZA TOWER INTERIOR MODERNIZATION PHASE 1 (Floors 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 on the 8th Floor is complete. Work began on the 7th floor on June 29th. Demolition has commenced on the 7th floor with +/- 50% complete.

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 was issued on March 2nd, 2020. All work is completed. Punch list items and final paperwork are pending to close out this project. Punchlist items remaining include; striping, wheel stops and an additional weep holes.

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.

The following projects are complete: K1-55 Wyandotte Tower Underground Storage Tank Removal.

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

Bids were received on July 24th, 2019 for this project. 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 was issued on December 16, 2019. Installation of new cameras and training are complete. Demolition of old cameras is completed. Project is substantially complete, with final inspection and acceptance to be determined based on relaxing of Covid19 guidelines.

K1-54 SCATTERED SITE 7 HVAC IMPROVEMENTS

Bids were received on March 11th, 2020 for this project. The Board authorized the award of a contract at the March 2020 meeting to AAIM Services, LLC, in the amount of \$95,760.00. Preconstruction meeting was held via video platform on 5/12/2020. Notice To Proceed was issued on July 6th, 2020. Work has begun on North 5th Street

K1-53 CHALET MANOR HVAC IMPROVEMENTS

Bids were received on March 25th, 2020 for this project. The Board authorized the award of a contract at the April 2020 meeting. Project was awarded to Tailor Made Exteriors in the amount of \$460,723.08. A virtual pre-construction meeting was held on 4/30/2020. Notice To Proceed was issued on June 29th, 2020. Work has begun.

K1-56 DOUGLAS HEIGHTS HIGH-RISE, BETHANY TOWER AND GLANVILLE TOWER AND K1-57 WESTAGTE TOWER FIRE ALARM PANEL REPLACEMENT

Bids were received on April 1st, 2020 for this project. The Board authorized the award of a contract at the April 2020 meeting to Fire & Security Solutions Group, Inc. in the amount of \$145,566.00. A virtual pre-construction meeting was held on 5/6/2020. Notice To Proceed was issued on July 6th, 2020. Contractor has ordered equipment.

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. Architectural and Engineering Services, for the preparation of building plans and specifications, for the 2019 improvement projects, have been awarded.

KCKHA MAINTENACE FACILITY - 1300 MEADOWLARK LANE

Bids were received on June 6th, 2018 for this project. The Board authorized the award of a contract at the June 2018 meeting to Allison and Alexander, Inc., in the amount of \$2,814,730.00. Pre-construction meeting was held on July 13th, 2018. Notice to Proceed was issued on September 27th, 2018. Construction on this facility began with all major site work and preparation of the pad site for the new addition, footings were poured and the pad was formed to be poured. Construction was suspended on January 8th, 2019. Construction was restarted in November of 2019. Currently, the new building addition pad has been poured, steel erection of the support sub structure of the building addition and garage building are complete, and roof insulation and roof panel installation are complete. Interior wall framing is complete in the new building addition. Wall framing and drywall in the existing building are complete. EIFS installation is complete on existing building. Rough grading for parking lots and driveway has been completed. Exterior metal wall panel installation on the new building is to underway and is approx.. 85% complete. Brick veneer is underway and approx. 95% complete on the old and new building. Concrete curbs are nearly complete. Rough plumbing, Mechanical and electrical work are underway.

CAPITAL FUND PROGRAM 2020

The funding amount for this program is \$5,259,500.00. The public hearing and final budget were presented to the residents on December 4th, 2019. The Capital Fund Program 2020 was approved at the December 19th, 2019 Board meeting. Staff has submitted all required documents to HUD for acceptance of this funding. The Capital Fund Program 2020 has been submitted to the Unified Government, the Housing Authority's responsible entity, for environmental review clearance prior to obligation and expenditure of funding.

RESIDENT INITIATIVE REPORT

JULY 2020

SUBMITTED BY SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

The Public Housing Resident Council meetings have been postponed until further notice. The presidents of each resident council have been given the approval to resume their resident council meetings with the understanding that each resident must wear a mask to attend the meetings.

Catholic Charities is providing lunch to our youth during the pandemic who otherwise are too far away from their designated lunch sites. On June 2nd 910 lunches were served, June 9th 925 lunches were served, June 16th 1,099 lunches were served, June 23rd 1,235 lunches were served, and on June 30th 1,415 lunches were served. Catholic Charities continues to participate in the USDA Family Food Box Program where 574 boxes were distributed to all six of our family sites. Each week food boxes will be distributed during the time lunches are distributed.

On June 10th I met via conference call with the United States Department of Housing and Urban Development (HUD) EnVision Center representative. HUD needed information on how many programs our agency has. They were informed that the Kansas City, Kansas Housing Authority has a Family Self-Sufficiency Program which is administered through the Housing Choice Voucher Program, Section 3, and Capital Funds. This information was given to HUD Headquarters in Washington, D. C.

Also on June 10th I participated in a Zoom meeting with Richard Mabion, member of the Sierra Club; Rita Adams, CEO/Economic Opportunity Foundation; Irene Caudillo, CEO/EI Centro and Paula Console, Donnelly College. The purpose of this meeting was to discuss how the work plan of the Ecology Plus Grant, on how to assist youth that graduate from Donnelly College and are low income, can move toward self-sufficiency by understanding how to manage themselves in the work place.

On June 17th I participated in the Zoom tele-conference of the Wyandotte County Community Health Improvement Plan. The Wyandotte County Health Department, Family Conservancy, Department of Commerce, Mid America Regional Council and the University of Kansas were the presenters for this meeting. The purpose of this group is to improve health in Wyandotte County. The CHIP Program focuses on four areas: jobs and education, health care access, safe and affordable housing and violence prevention.

On June 24th I participated in a Zoom conference hosted by the Federal Deposit Insurance Corporation (FDIC). The conference provided information on the Community Reinvestment Act (CRA). In addition, there was information on how to apply for sponsorship to help with agency programming. Each participant was encouraged to have a good working relationship with their local Chamber of Commerce.

On June 29th Dr. Jomella Watson-Thompson, Director/ThrYve Program, University of Kansas, informed us that she is currently writing a grant that will help the efforts to reduce risk for violence by enhancing healthy relationships and decision-making of youth to include their peers and parents. Dr. Watson-Thompson advised me that once the grant is awarded; \$3,000 will be allocated to the KCKHA to promote youth to participate in the KCKHA EnVision Center initiative program that provides training and experiences for youth in STEM.

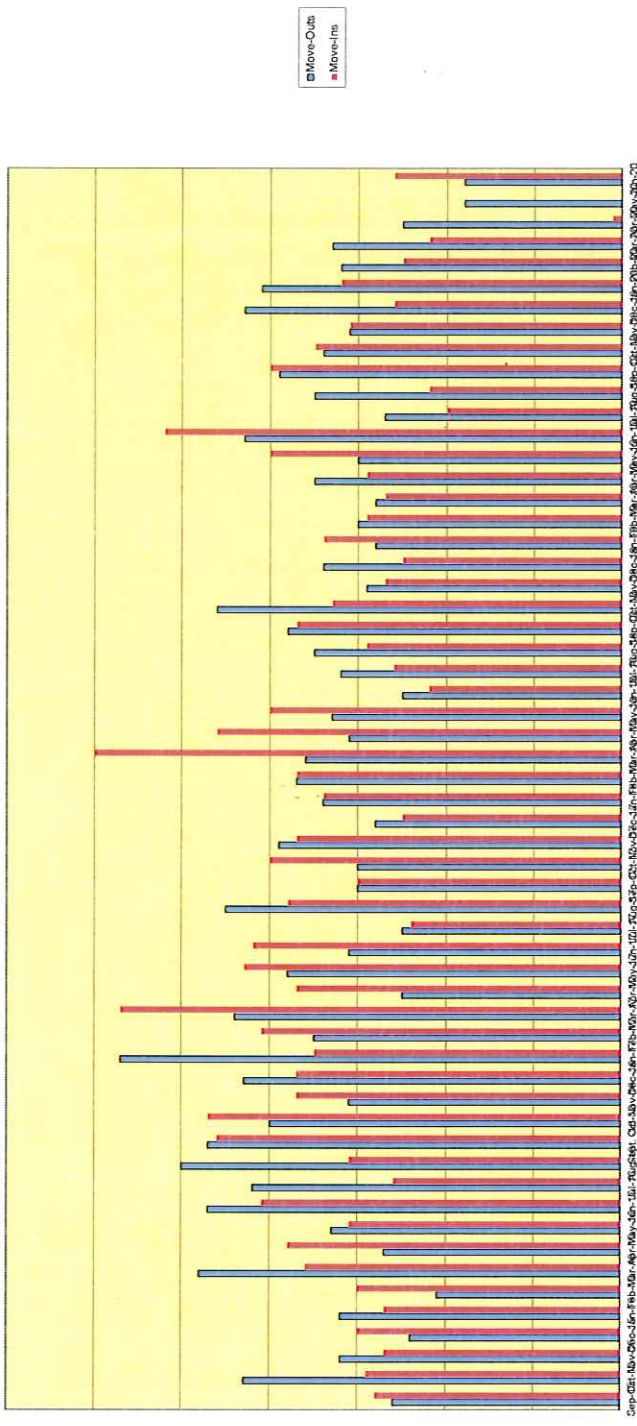
On June 30th I participated in a Zoom tele-conference for the soft opening of the St. Louis Housing Authority's Better Family Life EnVision Center. Jason Mohr, Regional Director, HUD Region VII, was present along with Jose Davis, Supervisory Management Analyst , HUD.

Month	Year	Units	HAP
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
January	2020	1303	861,759
February	2020	1315	879,867
March	2020	1312	890,644
April	2020	1320	885,542
May	2020	1324	897,186
June	2020	1311	887,334
July	2020	1298	860,706

Report J
Kansas City, Kansas Housing Authority
Move-Ins and Move-Outs - July 2015 - May 2020

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
Dec-19	43	26
Jan-20	41	32
Feb-20	32	25
Mar-20	33	22
Apr-20	25	1
May-20	18	0
Jun-20	18	26



KANSAS CITY KANSAS HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
July 16, 2020

New Business Consent Item: Authority to declare the elevator repair and modernization an emergency and authorizing the retroactive approval of a contract for the repair and modernization of elevator equipment at Douglas Heights high-rise located at 1742 South 40th Street in Kansas City, Kansas with MEI Total Elevator Solutions

Resolution No. 2020-13

Background:

The Kansas City Kansas Housing Authority is currently under a service and maintenance contract with MEI Total Elevator Solutions (MEI), for service and maintenance of elevator equipment in seven of the Housing Authority high-rises.

MEI Total Elevator Solutions brought to the Housing Authority's attention, after repeated repair attempts recently, that the equipment at Douglas Heights high-rise is obsolete and there are no longer parts to repair the existing elevator equipment, also the lead time for the equipment to replace the existing equipment is several months. This has created an emergency situation. Our policy is to maintain at least one elevator operational at all times in all of our towers. At this time with the condition of the equipment at Douglas Heights high-rise, this is not warranted or guaranteed. It was relayed to us by MEI that the situation is not, if the elevator equipment will break down, but a matter of when and that could be at anytime due to its current condition.

Current Issue:

Due to the current situation with the elevators at Douglas Heights high-rise, staff could not bid this per our procurement policy. The time required in hiring an architect, having them prepare plans, and bid the work would take months, add to this that the replacement equipment lead time is several months. To complete this work, per our procurement policy, means that it would be 5 to 6 months before the replacement equipment at this high-rise would start. Therefore, staff is requesting a variance to the Housing Authority's procurement policy and to declare the elevator repair at Douglas Heights high-rise an emergency to be repaired by our elevator service and maintenance provider.

Staff has requested that MEI prepare a quote to repair and modernize the elevators in this tower. The quote would replace all elevator equipment with non proprietary equipment and bring the elevator equipment up to current code.

MEI's quote to modernize the elevator equipment is \$494,487. This includes new controllers, fixtures, door equipment, machine room equipment, hoist way equipment, hoist way and machine room wiring.

Staff is requesting a variance to our procurement policy. Declaring the elevator repair and modernization, an emergency and approve the authorization of a contract with MEI for the repair and modernization of the elevator equipment at Douglas Heights high-rise in the amount of \$494,487. There is funding budgeted and available for this project in the 2020 Capital Fund Program for this project.

Attached is a resolution that will authorize a variance to our procurement policy declaring the elevator repair and modernization an emergency and approve the authorization of the Housing

Authority entering into a contract with MEI Total Elevator Solutions for repair and modernization of elevator equipment at Douglas Heights high-rise located at 1742 South 40th Street in the amount of \$494,487.

Staff recommends approval of this resolution.

Board Action:

Approve Resolution No. 2020-13, if appropriate.

RESOLUTION NO. 2020-13

AUTHORITY TO DECLARE THE ELEVATOR REPAIR AND MODERNIZATION AN EMERGENCY AND AUTHORIZING THE RETROACTIVE APPROVAL OF A CONTRACT FOR THE REPAIR AND MODERNIZATION OF ELEVATOR EQUIPMENT AT DOUGLAS HEIGHTS HIGH-RISE LOCATED AT 1742 SOUTH 40TH STREET, IN KANSAS CITY, KANSAS WITH MEI TOTAL ELEVATOR SOLUTIONS

WHEREAS, the Housing Authority has been informed of serious and an eminent situation regarding elevator equipment at Douglas Heights high-rise; and

WHEREAS, the elevator equipment and software at Douglas Heights high-rise is obsolete and parts are no longer available; and

WHEREAS, the Housing Authority in an effort to maintain elevator service in this high-rise must act quickly and is requesting a variance in its procurement policy and to declare the elevator repair and modernization at Douglas Heights high-rise an emergency; and

WHEREAS, the Housing Authority, has a current service and maintenance contract with MEI Total Elevator Solutions, for the service and maintenance of elevator equipment for the seven high-rises owned by the Housing Authority; and

WHEREAS, staff has requested that MEI Total Elevator Solutions prepare an estimate for the repair and modernization of elevator equipment at Douglas Heights high-rise to correct the current situation; and

WHEREAS, MEI Total Elevator Solutions has estimated the repair and modernization of elevator equipment at Douglas Heights high-rise in the amount of \$494,487; and

WHEREAS, staff is recommending that the elevator repair and modernization be declared an emergency, requests a variance in the Housing Authority's procurement policy, and to approve the authorization of entering into a contract for the repair and modernization of elevator equipment at Douglas Heights high-rise located at 1742 South 40th Street with MEI Total Elevator Solutions in Kansas City, Kansas, in the amount of \$494,487.

BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Kansas City, Kansas declares the elevator repair and modernization an emergency, and authorizes a variance in the Kansas City Kansas Housing Authority's procurement policy to allow for the elevator repair and modernization by the Housing Authority's current elevator service and maintenance contractor.

BE IT FURTHER RESOLVED that the Board of Commissioners approves the authorization of entering into a contract for elevator repair and modernization at Douglas Heights high-rise, located at 1742 South 40th Street, in Kansas City, Kansas with MEI Total Elevator Solutions in the amount of \$494,487.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Commissioners does hereby approve Resolution No. 2020-13.

KANSAS CITY KANSAS HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
July 16, 2020

New Business Consent Item: Authority to declare the replacement of the computer system hardware and software an emergency and approve the authorization of a contract for the emergency repair and replacement of the computer system hardware and software in the Housing Authority's main office located at 1124 North 9th Street, in Kansas City, Kansas with Converge One

Resolution No. 2020-14

Background:

The Kansas City Kansas Housing Authority's existing computer hardware infrastructure is end of life, with 95 percent of the equipment at end of service life with no means of technical or parts support through the manufacturer. The Microsoft Operating System software that all existing servers are based on reached end of service life in January 2020. The existing infrastructure has been largely untouched for several years. This lack of support has left the existing equipment stack in disarray. At this point in time it is more effective to perform a complete system overhaul and migrate to an entirely new computer stack with modern backup infrastructure. This upgrade is critical to the safety and integrity of our system and information from malware, ransomware, and possible hacking of our computer systems.

Current Issue:

Due to the current situation with the computer system hardware and software, the obvious hardship created with the systems ongoing problems and possible complete failure, and the lack of ability to continue Housing Authority business operations without these systems. It was determined by staff that the dire need for new computer hardware and software was immediate. The time needed to identify what was needed, bid the hardware and software from suppliers, obtain the necessary approvals, and installation of the equipment, per our procurement policy, would take months of time that, per our IT provider, we did not have.

Staff consulted with our previous IT company, (AOS, which is now Converge One) who was familiar with our equipment and needs, to recommend replacement equipment and prepare a quote to replace the computer hardware and software. The quote would replace the existing computer hardware and software systems with new up-to-date equipment and software to satisfy our current and future needs.

Converge One's quote to update and replace the computer hardware and software consisted of:

- Hardware consisting of rack, cabling, network, servers, storage and back up devices at a cost of \$87,535.94
- Software and Licensing at a cost of \$32,370.95
- Fixed Fee Services at a cost of \$26,300
- Office 365 monthly fee of \$1,186.80
- Any additional services needed at a rate of \$175 per hour

There is funding in the 2018 Capital Fund Program for this project.

The Kansas City Kansas Housing Authority realized some advantages with this new computer system being upgraded, at this time. With the outbreak of the Corona Virus, the Housing Au-

thority was able to further enhance and modify our computer system to give us the ability to perform duties remotely, if warranted, by the use of laptop computers for key personnel. In fact, with the current computer upgrades and future scheduled enhancements, the Housing Authority will be able to continue, all of its operations remotely. This ability to work remotely would not have been possible with the old computer system. Another added bonus is the cost of these future scheduled enhancements and laptops can be funded from the CARES Act.

Staff is requesting a variance to our procurement policy. Declaring the computer hardware and software system replacement an emergency, and authorizing the retroactive approval of the contract with Converge One for the replacement of the computer hardware and software in the amount of \$146,236.89 with a recurring monthly fee of \$1,186.80 and any additional services required at a rate of \$175 per hour.

Attached is a resolution that will authorize a variance to our procurement policy declaring the computer hardware and software system replacement an emergency and authorizing the retroactive approval of the contract with Converge One for the replacement of the computer hardware and software in the amount of \$146,236.89 with a recurring monthly fee of \$1,186.80 and any additional services required at a rate of \$175 per hour.

Staff recommends approval of this resolution.

Board Action:

Approve Resolution No. 2020-14, if appropriate.

RESOLUTION NO. 2020-14

AUTHORITY TO DECLARE THE COMPUTER HARDWARE AND SOFTWARE SYSTEM REPLACEMENT AN EMERGENCY AND AUTHORIZING THE RETROACTIVE APPROVAL OF THE CONTRACT LOCATED AT 1124 NORTH 9TH STREET IN KANSAS CITY, KANSAS WITH CONVERGE ONE

WHEREAS, the Housing Authority has been informed of serious and eminent situation regarding the computer hardware and software equipment, located in the main office at 1124 North 9th Street; and

WHEREAS, the computer hardware and software equipment at 1124 North 9th Street has exceeded its expected useful life and is no longer supported by the manufacturer; and

WHEREAS, the Housing Authority, in an effort to maintain computer service, must act quickly, and is requesting a variance in its procurement policy, and to declare the computer hardware and software replacement an emergency; and

WHEREAS, the Housing Authority, has had a previous business relationship with AOS (now Converge One), as an IT provider. Converge One is familiar with our equipment and understands the Housing Authority needs; and

WHEREAS, staff has requested that Converge One prepare an estimate for the computer system hardware and software replacement to correct the current situation; and

WHEREAS, Converge One has estimated the computer system hardware and software replacement in the amount of \$146,236.89, with a recurring monthly fee of \$1,186.80, and any additional services required at a rate of \$175 per hour; and

WHEREAS, staff is recommending that the computer system hardware and software replacement be declared an emergency, requests a variance in the Housing Authority's procurement policy, and to authorize retroactive approval of entering into a contract for the computer system hardware and software replacement with Converge One, in the amount of \$146,236.89, with a recurring monthly fee of \$1,186.80, and any additional services required at a rate of \$175 per hour.

BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Kansas City, Kansas declares the computer system hardware and software replacement an emergency, and authorizes a variance in the Kansas City Kansas Housing Authority's procurement policy to allow for the computer system hardware and software replacement by Converge One.

BE IT FURTHER RESOLVED that the Board of Commissioners authorizes retroactive approval of entering into a contract for the computer system hardware and software replacement with Converge One in Kansas City, Kansas, in the amount of \$146,236.89, with a recurring monthly fee of \$1,186.80, and any additional services required at a rate of \$175 per hour.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Commissioners does hereby approve Resolution No. 2020-14.

KANSAS CITY KANSAS HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
July 16, 2018

New Business Consent Item: Declare the replacement of the phone system hardware and software an emergency and approve the authorization of a contract for the emergency repair and replacement of the phone system hardware and software in the Housing Authority's main office located at 1124 North 9th Street, in Kansas City, Kansas with Converge One

Resolution No. 2020-15

Background:

The Kansas City Kansas Housing Authority's communications infrastructure was implemented in March of 2012. The current version ceased to be supported by the manufacturer in December of 2017, the server hardware in May of 2018, and the majority of phones in June of 2018. While phones can be easily be replaced if a part fails, KCK Housing Authority is not able to apply security patches or software fixes for system issues, and the hardware the phone system is running on has far surpassed its expected lifespan. Both of these items add significant risk to the organization, its ability to communicate to internal employees and external customers each day, and to protect customer information.

Current Issue:

Due to the current situation with the phone system hardware and software, the obvious hardship created with the systems ongoing problems and possible complete failure, and the lack of ability to continue Housing Authority business operations without these systems. It was determined by staff that the dire need for new hardware and software was needed immediately. The time needed to identify what was needed, bid the hardware and software from suppliers, obtain the necessary approvals, and installation of the equipment, per our procurement policy, would take months of time that, per our IT provider, we did not have.

Staff consulted with our previous IT company, (AOS, which is now Converge One) who was familiar with our equipment and needs, to recommend replacement equipment and prepare a quote to replace the hardware and software. The quote would replace the existing phone hardware and software systems with new up-to-date equipment to satisfy our current and future needs.

Converge One's quote to update and replace the phone hardware and software consisted of:

Hardware expense of \$39,829 (this includes 5 years of manufacturer coverage on newly purchased components)
Installation Expense of \$23,650, and
Cabling expense of \$5,000

There is funding in the 2018 Capital Fund Program for this project.

Staff is requesting a variance to our procurement policy. Declaring the phone hardware and software system replacement an emergency, and authorizing the retroactive approval of the contract with Converge One for the replacement of the phone hardware and software in the amount of \$68,479.

Attached is a resolution that will authorize a variance to our procurement policy declaring the phone hardware and software system replacement an emergency and authorizing the retroactive approval of the contract with Converge One for the replacement of the phone hardware and software in the amount of \$68,479.

Staff recommends approval of this resolution.

Board Action:

Approve Resolution No. 2020-15, if appropriate.

RESOLUTION NO. 2020-15

AUTHORITY TO DECLARE THE PHONE HARDWARE AND SOFTWARE SYSTEM REPLACEMENT AN EMERGENCY AND AUTHORIZING THE RETROACTIVE APPROVAL OF THE CONTRACT LOCATED AT 1124 NORTH 9TH STREET IN KANSAS CITY, KANSAS WITH CONVERGE ONE

WHEREAS, the Housing Authority has been informed of serious and eminent situation regarding the phone hardware and software equipment, at 1124 North 9th Street; and

WHEREAS, the phone hardware and software equipment at 1124 North 9th Street has exceeded its expected useful life and is no longer supported by the manufacturer; and

WHEREAS, the Housing Authority, in an effort to maintain phone service, must act quickly and is requesting a variance in its procurement policy, and to declare the phone hardware and software replacement an emergency; and

WHEREAS, the Housing Authority has had a previous business relationship with AOS (now Converge One), as its IT provider. Converge One is familiar with our equipment and understands the Housing Authority needs; and

WHEREAS, staff has requested that Converge One prepare an estimate for the phone system hardware and software replacement to correct the current situation; and

WHEREAS, Converge One has estimated the phone system hardware and software replacement in the amount of \$68,479; and

WHEREAS, staff is recommending that the phone system hardware and software replacement be declared an emergency, requests a variance in the Housing Authority's procurement policy, and to authorize retroactive approval of entering into a contract for the phone system hardware and software replacement with Converge One in Kansas City, Kansas in the amount of \$68,479.

BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Kansas City, Kansas declares the phone system hardware and software replacement an emergency, and authorizes a variance in the Kansas City, Kansas Housing Authority's procurement policy to allow for the phone system hardware and software replacement by Converge One.

BE IT FURTHER RESOLVED that the Board of Commissioners authorizes retroactive approval of entering into a contract for the phone system hardware and software replacement with Converge One in Kansas City, Kansas, in the amount of \$68,479.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Commissioners does hereby approve Resolution No. 2020-15.

KANSAS CITY KANSAS HOUSING AUTHORITY
BOARD OF COMMISSIONER'S MEETING
July 16, 2020

New Business Discussion Item: Board Commitment for the Disposition of Juniper Gardens

Resolution No. 2020-16

Background:

The Kansas City, Kansas Housing Authority (KCKHA) Board of Commissioners and staff have reviewed Notice PIH 2019-10(HA) and related notices pertaining to the demolition/disposition of Juniper Gardens. Constructed in 1962, Juniper Gardens is the oldest Public Housing development in the state of Kansas. In May of 1998 ABT Associates Inc., at the direction of HUD, performed a viability assessment of the development. The assessment stated *"KCKHA should offer the development for sale prior to the demolition, but our assessment is that the site should be cleared and subsequently disposed of for non-residential uses."* As a result of the assessment by ABT, the KCKHA relocated the residents and demolished 125 units beginning in 2002, reducing the property from 390 to 265 units. In 2018 the KCKHA engaged inSite Planning LLC, to perform a current viability assessment of Juniper Gardens. The conclusion from inSite was similar to that of ABT Associates, Inc. stating *"the KCKHA should enter into a memorandum of understanding with a prospective buyer, hire a relocation firm, begin the relocation process and conclude with demolition."* The KCKHA Board of Commissioners believe Juniper Gardens meets all the threshold criteria for required conversion stated in #5 and #6 of Notice PIH 2019-10 (HA).

Current Issue:

The current Board of Commissioners is well informed of the condition and the difficulties in operating Juniper Gardens and the adverse effect on residents living there due to splintered transportation and the lack of services including daycare. The Board is also committed to taking whatever action necessary to ensure the residents have suitable housing and the future of the HA is protected. There is a significant impact on the KCKHA operating budget due to the condition of the property resulting from deferred maintenance and declining occupancy. In 2017 the KCKHA administration elected not to refurbish the vacant units upon vacancy increasing the vacancy rate. This action was taken without a plan and without advising the local HUD office. Listed below are the last 3 year occupancy averages. The Resident Service units are included in the column to the right.

2017	73%	(12)	79%
2018	62%	(12)	68%
2019	65%	(12)	73%

The KCKHA included the demo/disposition of Juniper Gardens in the five-year plan that the Board approved in the December 19, 2019 meeting. The KCKHA staff, under the direction of the KCKHA Board of Commissioners, is currently completing the inventories removal application HUD-52860 for Juniper Gardens consisting of the 265 residential

units on 33 acres of land. The appraisal of the property was completed February 28, 2020. The property will be available for immediate purchase upon HUD approval and contingent upon the successful counseling and relocation of the residents. An RFP for resident relocation and counseling has been published and the applicants will be reviewed the week of July 7th, 2020. A request for an environmental review to be completed by the Unified Government was made in early June, 2020. The KCKHA Board of Commissioners fully understands and supports the need to remove the Juniper Gardens development from the KCKHA portfolio, as evidenced by the attached resolution, to be approved on July 16th, 2020.

Board Action:

Approve Resolution No. 2020-16, if Appropriate.

RESOLUTION NO. 2020-16
BOARD COMMITMENT
FOR THE DISPOSITION OF JUNIPER GARDENS

WHEREAS, constructed in 1962 Juniper Gardens is the oldest public housing development in the state of Kansas; and

WHEREAS, the physical location of Juniper Gardens lacks sufficient transportation, daycare and other necessary services to sustain occupancy; and

WHEREAS, Juniper Gardens has had a vacancy rate exceeding 12 percent for over three years; and

WHEREAS, the Kansas City, Kansas Housing Authority (KCKHA) Five-Year Plan approved by HUD on April 1, 2020 contained language supporting the repositioning of Juniper Gardens and the relocation services for residents affected; and

WHEREAS, the KCKHA staff began the required conversion plan process as directed in HUD Notice 2019-10 (HA) in January 2020, but was delayed due to COVID-19 restrictions and the inability to meet face to face with the current residents of Juniper Gardens, one of the plan submittal requirements.

BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Kansas City, Kansas declares its commitment to the completion of the required conversion plan 24 CFR 971, subpart A and also HUD Notice 2019-10 (HA) as it pertains to the required conversion of Juniper Gardens and will proceed with the Inventories Removal Application, HUD 52860 for Juniper Gardens.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Commissioners of the Kansas City, Kansas Housing Authority does hereby approve Resolution No. 2020-16.