

- I. Roll Call
- II. Approval of the Minutes
Regular Board Meeting May 16, 2019
(Pages 1—6)
- III. Approval of the Minutes
Special Board Meeting June 3, 2019
(Page 7)
- IV. Executive Director's Report
(Pages 8—26)
- V. Committee Reports
- VI. Receive Comments from Tenants and Public
Note: The Board will receive public comments during the meeting. Any member of the public wanting to comment on an agenda item or topic not included on the agenda may do so at this time. The Chairman will set a time limit to accommodate all potential speakers.
- VII. New Business Consent Item: None
- VIII. New Business Discussion Item:

A. Resolution No. 2019—09 Adopting 61st Annual Report
(Page 27)
- IX. Executive Session
- X. Adjournment

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

Thursday, May 16, 2019
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 16th day of May 2019 at 12 noon the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in regular session. The meeting was called to order by Chairman Watkins, and upon roll call, the following members of the body were present:

Matthew T. Watkins, Chairman
Rev. Jimmie L. Banks, Vice-Chairman
Rachel Jefferson, Commissioner
P. Anne McDonald, Commissioner
Timothy J. Rhodes, Commissioner
Cardelia Walker, Commissioner
Linda Warner, Commissioner
Charles Wilson, Commissioner

ABSENT:

Jacques Barber, Commissioner
Don Jolley, Commissioner
Alvin Sykes, Commissioner
Denise Tomasic, Commissioner

ALSO PRESENT:

Cherrie Escobar, Acting Deputy Director
Gerald Glavin, Asst. Director of Housing Management
Melinda Linnell, Director of Housing Management
Julio Marino, Jr., User Support/Inventory Clerk
Sharron Davis-Mays, Self-Sufficiency Coordinator
Susan Martin, Administrative Assistant
Jacqueline D. Randle, Executive Services Manager
Caroline Rogers, Director of Finance
Veronica Sanders, Financial Analyst
Anthony J. Shomin, Director of Facilities Management
Kendra Tyler, Asst. Director of Housing Management

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

Commissioner McDonald made a motion to approve the minutes of April 18, 2019. Commissioner Rhodes seconded the motion and the following vote was recorded:

AYES: Banks, Jefferson, McDonald, Rhodes, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Barber, Jolley, Sykes, Tomasic

ABSTAIN: None

Motion carried.

Chairman Watkins noted that Ms. Escobar is serving as interim director in Mr. Scott's absence and any questions could be directed to Ms. Escobar. He advised that the written Executive Director's report and supporting documents are listed on pages 7—26 of the board packet.

Executive Director's Report

- Ms. Escobar noted that staff would attend Fair Housing Training at Mid-America Regional Council on Monday, May 20, 2019.
- Offices will be closed in observance of the Memorial Day holiday on Monday, May 27, 2019.
- Ms. Escobar noted that Mr. Scott has been checking in weekly and should be returning around June 3, 2019.

Committee Reports

Chairman Watkins called for committee reports.

Bylaws

This committee did not meet.

Finance

Commissioner McDonald noted the Finance committee has not met, but will be getting with Ms. Rogers to set up a meeting in June when Mr. Scott returns.

Inclusion and Public Information

Commissioner Warner noted the Inclusion and Public Information committee has not met.

Personnel

Vice-Chairman Banks noted the Personnel committee has not met.

Development and Improvement

Commissioner Rhodes noted they received three presentations last month for branding/rebranding and will meet in the middle of June.

Resident Participation

Commissioner Wilson indicated the Resident Participation Committee met on April 23, 2019 at Plaza Towers to discuss the firearms policy and Urban Works. Tenant issues were also discussed. There was no written report this month, but a written report will be provided next month.

Executive

Chairman Watkins noted the Executive Committee did not meet, but they will meet in the next month to discuss a strategy for the maintenance facility and administrative office building.

Community Housing Investment Group (CHIG)

Chairman Watkins noted the next quarterly CHIG board meeting will take place in July. The January CHIG minutes approved in April were emailed after the last housing authority board meeting.

Public Comments

There were no comments from the public.

Commissioner Warner made a motion to approve the consent agenda. Commissioner Rhodes seconded the motion and the following vote was recorded:

AYES: Banks, Jefferson, McDonald, Rhodes, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Barber, Jolley, Sykes, Tomasic

ABSTAIN: None

Motion carried.

New Business Consent Item

Resolution No. 2019-06, approving submittal of the Section 8 Management Assessment Program Certification for FYE March 31, 2019.

This resolution approves the submission of the Section 8 Management Assessment Program Certification for FYE March 31, 2019. This is a U.S. Department of Housing and Urban Development requirement. The submission deadline is May 31, 2019.

RESOLUTION NO. 2019-06—APPROVING SUBMITTAL OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION FOR FYE MARCH 31, 2019.

Resolution No. 2019-07, approving 2019 HUD Income Guidelines.

HUD income eligibility guidelines are released annually for participation in federal housing assistance programs. The 2019 income guidelines were released April 2019. These guidelines establish the income eligibility criteria for all programs operated by the Kansas City, Kansas Housing Authority and are effective as released.

RESOLUTION NO. 2019-07—APPROVE 2019 HUD INCOME GUIDELINES.

New Business Discussion Item

Resolution No. 2019-08—authorizing a contact with Frye Construction for interior modernization at K1-54, Scattered Sites 15, was introduced.

Mr. Shomin indicated this was our standard bid acceptance resolution for interior modernization work. The work will take place at K1-54 Scattered Sites 15. The Invitation to Bid was mailed to 180 general contractors and 108 Section 3 contractors. Eleven contractors picked up plans and two contractors bid on this project. Frye Construction, Inc. is the apparent responsive low bidder with a base bid plus aggregate price of \$230,700. This contractor has been in business for 35 years. The Housing Authority has previous experience and received good results with Frye Construction, Inc. Positive reference checks were also received. There is \$280,000 in the 2016, 2017 and 2018 Capital Fund Programs budgeted for this work. The architect's estimate for this project is \$204,078. This contractor is not on our List of Parties Excluded from Federal Procurement or Nonprocurement Programs. The architect and staff are recommending entering into a contract with Frye Construction, Inc. for \$229,900 plus any additional amount for actual joist replacement per lineal foot price as established in the bid documents.

Chairman Watkins asked if the units were occupied and how long would it take to complete the work. Mr. Shomin indicated they are all vacant units and the project will take 120—160 days for completion.

Commissioner Rhodes made a motion to approve Resolution No. 2019—08. Commissioner McDonald seconded the motion and the following vote was recorded:

AYES: Banks, Jefferson, McDonald, Rhodes, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Barber, Jolley, Sykes, Tomasic

ABSTAIN: None

Motion carried.

RESOLUTION NO. 2019—AUTHORIZE ACCEPTANCE OF THE BID AND CONTRACT FOR THE INTERIOR MODERNIZATION OF 3329 AND 3257 NORTH 46TH STREET AND 4528, 4535 AND 4544 OAK AVENUE AT K1-54 SCATTERED SITES 15 IN KANSAS CITY, KANSAS WITH FRYE CONSTRUCTION, INC.

Commissioner Warner offered an accommodation to the Section 8 staff for their excellent work in receiving a 100 percent score as noted in Resolution No. 2019—06. The board was in agreement. Ms. Escobar added that the report would be submitted by the end of this month.

Vice-Chairman Banks noted that some of the Capital Funds summaries have the actual dollar amount and some do not, he would like the report to show the actual dollar amount for each of those projects. Mr. Shomin agreed to provide the actual dollar amount of the grant and the amount of the expenditure in the next report. Vice-Chairman Banks indicated that would be fine.

Vice-Chairman Banks noted the annual board meeting is June 20, 2019. He asked if the agenda has been prepared. Chairman Watkins indicated the agenda would be provided prior to the meeting and asked that agenda suggestions be forwarded to him, Ms. Escobar or Mr. Scott. Ms. Shomin added that the complete Five-Year Plan would probably be a topic on the agenda.

With no further business, Chairman Watkins asked that the meeting be adjourned and it passed unanimously.

Matthew T. Watkins, Chairman

Cherrie Escobar, Acting Deputy Director

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

Monday, June 3, 2019
1:00 p.m.

Administrative Bldg.
1124 N. 9th Street

On the 3rd day of June 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
P. Anne McDonald, Commissioner
Denise Tomasic, Commissioner
Linda Warner, Commissioner
Charles Wilson, Commissioner

ABSENT:

Rachel Jefferson, Commissioner
Don Jolley, Commissioner
Timothy J. Rhodes, Commissioner
Alvin Sykes, Commissioner
Cardelia Walker, Commissioner

ALSO PRESENT:

Tom Scott, Tom Scott & Associates

The meeting was called to order by the Chair and attendance was noted. It was determined that a Quorum was present. Anne McDonald was asked to take minutes.

Rev. Jimmie Banks made a Motion to go into Executive Session to discuss certain personnel matters, until 2:00 p.m. The Motion was:

I move that the Commission go into Executive Session to allow the Commission to discuss the job performance of the Executive Director of the Kansas City Kansas Public Housing Authority, which is a private personnel matter related to a specific non-elected employee, as permitted by the Kansas Open Meetings Act; and to reconvene in open session at 2:00 p.m. in the board room at the KCK PHA.

Jacques Barbers seconded the motion and the following vote was recorded:

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

NAYS: None

ABSENT: Jefferson, Jolley, Rhodes, Sykes, Walker

ABSTAIN: None

Motion carried.

At 2:00 p.m., Denise Tomasic moved to go out of Executive Session. The Motion was seconded by Linda Warner and passed unanimously.

Upon return to the open session meeting Linda Warner made a Motion to Declare Emergency. It was seconded by Jacques Barber and passed unanimously.

Then Jacques Barber made a motion to enter into a contract with Mr. Tom Scott for consulting services and Linda Warner seconded the motion. The motion passed unanimously.

Lastly Linda Warner made a motion to enter into a contract for legal services with Sanders, Warren, Russell and Scheer. Jacques Barber seconded the motion and it passed unanimously.

Denise Tomasic then moved to adjourn, seconded by Jacques Barber. The motion passed unanimously.

Matthew T. Watkins, Chairman

P. Anne McDonald, Commissioner/Recorder

Executive Director's Report

June 20, 2019

1. No written report is being provided by the Executive Director. The usual monthly reports (A—J) are provided on pages 7—20.
2. 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

/s/ Thomas M. Scott

Thomas M. Scott

Interim Executive Director

**Kansas City, Kansas Housing Authority
Statement of Funds Available
For the Period Ended May 31, 2019**

Description	Rate ^(a)	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$555,513.60	Liberty
Payroll Account	0.00%		\$8,526.88	Liberty
ACH Pymt Account	0.15%		\$33,897.41	Liberty
Rent Depository Account	0.00%		\$1,022,809.55	Bank of Labor
Rent Bank Deposit Accounts	0.75%		\$38,964.50	Various
Homeless Prevention Program	0.75%		\$5,601.15	Bank of Labor
Sponsorship Program	0.75%		\$20,374.97	Bank of Labor
Section 8 Checking	0.00%		\$181,241.96	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$38,702.24	Liberty
Community Hsg Inv Group			\$690,479.43	Liberty
KCKHA Debt Service Account			\$1,040,587.16	Deutsche Bank
CD#120245349	1.49%	08/26/19	\$500,000.00	Bank of Labor

(a) Represents Rates as of June 14, 2019 provided by Banks.

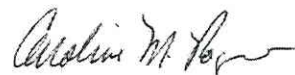
Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Caroline M. Rogers
Director of Finance

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

	Rent & Other Charges	Repayment Agreements	Net Total
Accounts Receivable (Amounts Delinquent)	\$262,372.54	(\$140,763.62)	\$121,608.92
Total Charges to Tenants for Month			\$447,087.42
Delinquency Ratio			27.20%
Petitioned to Court			<u>23</u>
Praecipes Issued			<u>15</u>
Evictions			<u>11</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 MAY'19

CONTRACT COSTS

VETS Securing America	\$12,633.44
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MAINTENANCE COSTS

Carpet Corner Inc	\$1,520.22
Cintas Corporation No. 2	\$1,568.74
Delta Sweeping Co	\$1,623.62
Detco	\$1,456.86
General Electric Company	\$2,871.00
H.D. Supply	\$2,433.34
H.D. Supply	\$2,171.79
Home Depot Pro-SupplyWorks	\$1,617.08
Home Depot Pro-SupplyWorks	\$1,067.55
Johnson Controls Inc	\$1,615.00
Lawrence Pest Control Co Inc	\$5,465.00
Lowe's	\$1,329.53
Martin Mechanical Corporation	\$3,849.00
McAnany Construction Inc	\$3,750.00
Midwest Supply Inc	\$2,066.96
National Fire Suppression	\$8,368.10
National Fire Suppression	\$2,108.00
Oscar's Maintenance Service Corp., LLC	\$4,705.00
Oscar's Maintenance Service Corp., LLC	\$2,755.00
Oscar's Maintenance Service Corp., LLC	\$2,250.00
Personal Touch Lawn Service	\$7,356.00
Presto-X	\$1,350.00
Sherwin Williams Co	\$1,769.77
Smith Service, LLC	\$2,100.00
Strasser Hardware	\$2,361.22
Sutton Remodeling LLC	\$2,180.00
Sutton Remodeling LLC	\$1,450.00
Ted Systems LLC	\$1,240.00
Three Sons Painting LLC	\$6,095.00
Wartian Lock Sales Co.	\$2,814.18
Waste Management	\$6,623.00

MISCELLANEOUS COSTS

American Express	\$2,351.56
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Schedule C - Expenses Over \$1,000

Kansas City, Kansas Housing Authority

Payments Over \$1,000.00

For The Month of MAY'19

Country Club Bank	\$7,243.50
Deutsche Bank Trust Co. America	\$1,200.00
Enterprise FM Trust	\$3,528.04
Evans & Mullinix, PA	\$4,763.00
GFI Digital	\$5,355.00
Housing Authority Risk Retention Group	\$1,000.00
Kinkos Fedex	\$1,581.99
New Village Printing	\$1,069.06
Online Information Service	\$1,702.50
PayLease LLC	\$1,519.15
Staples Advantage	\$1,698.91
Staples Advantage	\$1,690.91
U.S Bank Equipment Finance	\$2,996.86
WEX Bank	\$4,151.78

OTHER GRANT COSTS

Coleman American Moving Service	\$3,131.00
Davidson & Associates Inc	\$20,891.63
Minnesota Elevator Inc	\$113,129.10
Occu-Tech	\$18,150.00
SIG	\$21,054.60
Urban Works, LLC	\$1,500.00

PAYROLL COSTS

Aetna	\$105,330.61
AFLAC Premium Holding	\$2,869.70
Colonial Life & Accident Ins	\$4,211.08
Delta Dental	\$4,695.65
Kansas Payment Center	\$2,383.30
Kansas Payment Center	\$1,141.65
KPERS Retirement System	\$31,129.68
KPERS Retirement System	\$31,052.53
KPERS Retirement System	\$30,813.04
Nationwide Retirement	\$2,624.08
Nationwide Retirement	\$2,624.08
Nationwide Retirement	\$2,314.08
UMB Health Savings Acct.	\$3,569.13
UMB Health Savings Acct.	\$3,529.13
W.H. Griffin, Trustee	\$2,720.24

Schedule C - Expenses Over \$1,000

Kansas City, Kansas Housing Authority

Payments Over \$1,000.00

For The Month of MAY'19

William H. Hutton, Attorney at Law	\$1,650.00
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INTERBANK TRANSFERS

Liberty Gen Fund to Payroll Transfers	\$172,800.00
Liberty Gen Fund to Payroll Transfers	\$175,400.00
Liberty Gen Fund to Payroll Transfers	\$199,200.00
Liberty Gen Fund to ACH Transfers	\$37,000.00
Liberty Gen Fund to ACH Transfers	\$1,702.50
Liberty Gen Fund to ACH Transfers	\$1,519.15
Liberty Gen Fund to ACH Transfers	\$37,300.00
Liberty Gen Fund to ACH Transfers	\$33,400.00
Bank of Labor Gen Fund to Liberty Gen Fund	\$400,000.00
Bank of Labor Gen Fund to Liberty Gen Fund	\$500,000.00

UTILITIES COSTS

Board of Public Utilities	\$58,621.25
Board of Public Utilities	\$33,711.44
Board of Public Utilities	\$30,968.15
Board of Public Utilities	\$30,015.53
Constellation New Energy-Gas	\$3,599.41
Kansas Gas Service	\$10,692.13
Kansas Gas Service	\$1,280.15

\$2,282,140.68



Caroline M. Rogers
Director of Finance

Kansas City, Kansas Housing Authority
Operating Receipts and Expenditures
For Periods Ending March 30, 2019 and April 30, 2019

The April Operating Statement, along with the Unaudited Balance Sheet and Operating Statement the fiscal year end March 31, 2019, will be presented to the Board as a handout at its Annual Meeting on June 20, 2019.



Caroline Rogers
Director of Finance

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

CUSTOMER SERVICE & SATISFACTION SURVEY - MAY 2019

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
05/02/19	52	6	58	2	2	0	4
05/06/19	36	3	39	2	2	0	1
05/08/19	85	12	97	5	5	0	7
05/09/19	79	10	89	3	3	0	7
05/13/19	52	6	58	2	2	0	4
05/14/19	107	13	120	5	5	0	8
05/15/19	50	8	58	3	3	0	5
05/21/19	103	21	124	7	7	0	14
05/22/19	58	9	67	5	5	0	4
05/23/19	68	18	86	9	9	0	9
05/24/19	62	6	68	3	3	0	3
05/28/19	53	9	62	2	2	0	7
05/29/19	82	14	96	6	6	0	8
05/31/19	60	9	69	3	3	0	6
	947	144	1,091	57	57	0	87

(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 49% of the service work orders completed
- (b) No Response 51% of the service work orders completed
- (c) Favorable Response 100% 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.

VACANT UNIT STATUS

	Family	Elderly	Total
Total Vacancy	89	58	147
Units in Mod	11	33	44
Fire Units	4	0	4
Rentable Units	74	25	99
Move-Ins	14	26	40
Move-Outs	12	18	30
Units Available	2	0	2
Units Readied in MAY	16	18	34

REPORT F

May 2019 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 *(6) (13) JUNIPER GARDENS	265	178	87	67%	67%
K1-2 (1) ST. MARGARETS PARK	100	98	2	98%	98%
K1-3(1) CYRUS K. HOLIDAY	60	59	1	98%	97%
K1-4*(22) (6) WYANDOTTE TOWERS	302	258	44	85%	81%
K1-5*(2) (1) BELROSE MANOR	90	87	3	97%	108%
K1-6 Elderly DOUGLAS HEIGHTS	101	99	2	98%	98%
K1-6 (3) Family DOUGLAS HEIGHTS	99	94	5	95%	95%
K1-7 (1) SCATTERED SITES	24	22	2	92%	96%
K1-9 (1) SCATTERED SITES	30	29	1	97%	97%
K1-10 *(2) SCATTERED SITES	42	39	3	93%	95%
K1-11 (2) GRANDVIEW PARK	40	36	4	90%	90%
K1-12 (2) CHALET MANOR	66	63	3	95%	97%
K1-13 WELBORN VILLA	80	80	-	100%	100%
K1-14 BETHANY PARK TOWERS	153	152	1	99%	99%
K1-15 *(5) SCATTERED SITES	20	15	5	75%	75%
K1-17*(1) GLANVILLE TOWERS	108	107	1	99%	96%
K1-18 ROSEDALE TOWERS	122	120	2	98%	99%
K1-20 WESTGATE TOWERS	163	161	2	99%	99%
K1-21 SCATTERED SITES	8	8	-	100%	88%
K1-22 WESTGATE VILLA	20	20	-	100%	95%
K1-23 SCATTERED SITES	38	38	-	100%	97%
K1-24 (9) PLAZA TOWERS	115	104	11	90%	93%
K1-25 SCATTERED SITES	12	12	-	100%	100%
Sub-Total before Adjustments	2,058	1,879	179	91%	91%
Less: # of Deprogrammed Units	31		31		
Less: # of Units Under Modernization	48		48		
Total Units Available for Occupancy	1,979	1,879	100	95%	95%

(*) Modernization units

MODERNIZATION AND DEVELOPMENT REPORT JUNE 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 is 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 on this project are due on June 12th, 2019. This will be on the Board agenda for consideration at the July 18th, 2019 meeting.

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.

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, and 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. A pre-construction meeting was held on October 19, 2018. Minnesota Elevator Inc. has completed Wyandotte Tower and now they are free to start on these towers elevators. Notice to Proceed was issued on May 1, 2019. Elevator equipment is available and is now on site for Plaza Tower. Work has begun on the passenger elevator at Plaza Tower and is progressing well. Contract amount for this project is \$962,322.00.

K1-57 WESTGATE TOWER PARKING LOT IMPROVEMENT

Bids were due on January 9th, 2019 for this project. Only one bid was received for this project from McConnell and Associates, Inc., in the amount of \$64,640.00. The architect and staff reviewed this bid and determined that it is reasonable for this work and that a rebid of the project would not benefit the Housing Authority. Since this contract amount was below the \$75,000 threshold requiring Board approval, the contract was awarded to McConnell and Associates, Inc. A pre construction conference was held on February 13th, 2019. McConnell and Associates Inc. is preparing the documents require for Notice to Proceed. All paperwork has been turned in and the building permit has been obtained. The contractor's work is backlogged due to the rainy weather. Work is scheduled to start on July 15, 2019. Contact amount for this project is \$64,640.00.

K1-56 ROSEDALE TOWER FIRE SPRINKLER IMPROVEMENT

Bids closed on January 23rd, 2019. The Board authorized the award of a contract at the February 21st, 2019 meeting to Southtown Glass Inc. DBA SGI. Preconstruction meeting was held on March 1st, 2019. Notice to Proceed was issued on March 19, 2019. Contractor was delayed due to an asbestos problem. However, that problem has been resolved and the project is now moving forward. The contractor has prepared his design, submitted it, and it has been approved by the fire marshal. Pipe fabrication has begun. Holes are being drilled in the dwelling units in preparation of the installation of the pipe. As soon as pipe fabrication is completed and delivered work will begin on the 12th floor. Contract amount for this project is \$298,175.00.

K1-56 GLANVILLE TOWER – COMMON AREA HVAC IMPROVEMENTS

Bids were received on February 27th, 2019 for this project. The Board authorized the award of a contract at the March 2019 to Envirotech Heating and Cooling. Preconstruction meeting was held on March 2nd, 2019. Notice to Proceed was issued on May 6, 2019. New equipment has been ordered and is scheduled to be delivered on June 18th, 2019. Work will begin when the equipment is delivered. Contract amount for this project is \$98,100.00.

K1-53 DOUGLAS HEIGHTS FAMILY HVAC FURNACE AND AIR CONDITIONER REPLACEMENT

Bids on this project are due on June 26th, 2019. This will be on the Board agenda for consideration at the July 18th, 2019 meeting.

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.

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. Minnesota Elevator Inc. has completed an assessment of the equipment needed and has ordered the equipment. Work began on November 30, 2018. The first elevator was received and accepted. The work on the second elevator began on March 5, 2019 and is now complete and has been accepted. This project is being prepared for close out. Contract amount for this project is \$501,545.00.

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 requiring Board of Commissioners approval. The contract was awarded to Coleman Worldwide Moving. Seven residents have been moved off of the 8th Floor. Other moves are being scheduled.

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. Pre-construction meeting was held on May 23rd, 2019.

Notice to proceed will be issued when all required paperwork is completed. Contract amount for this project is \$229,900.00.

K1-56 ROSEDALE TOWER AIR HANDLER REPLACEMENT

Bids on this project are due on June 12th, 2019. This will be on the Board agenda for consideration at the July 18th, 2019 meeting.

K1-53 CHALET MANOR SLOPE STABILIZATION

Bids on this project are due on June 27th, 2019. This will be on the Board agenda for consideration at the July 18th, 2019 meeting.

K1-54 PLAZA TOWER INTERIOR MODERNIZATION PHASE 1 FLOORS 6, 7, AND 8

Bids on this project are due on July 10th, 2019. This will be on the Board agenda for consideration at the July 18th, 2019 meeting

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. An RFP for Architectural and Engineering Services, for the preparation of building plans and specifications for the 2018 improvement projects, has been prepared and sent to architects and engineers. A pre-proposal meeting was held on February 6, 2019 to answer questions. Proposals were received on February 13, 2019. Architectural contracts have been issued for projects in this program.

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 is working on the required submissions to HUD for acceptance of this funding.

RESIDENT INITIATIVE REPORT

JUNE 2019

SUBMITTED BY SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

On May 2, 2019 a special training for the resident association secretaries was held at Glanville Towers. Ms. Jackie Randle, Executive Services Manager, was the facilitator. The presidents from the resident associations were also invited to participate. Ms. Randle provided strategies and insight on note taking and left them with a template to guide the secretaries in their work. In addition, the secretaries were provided with a message on optimism to help them when their secretarial role becomes challenging and help them with life in general.

On May 7, 2019 the Public Housing Resident Council met at Wyandotte Towers. The topic of discussion was the Memorandum of Understanding (MOU). Each resident council has a MOU with the Housing Authority. Since there are new leaders, each council needed to understand why the resident councils have MOU's. There were a total of 25 residents in attendance.

On May 15, 2019 Tony Shomin, Director of Facilities Management, and I attended the Section 3 Symposium at the U.S. Dept. of Housing and Urban Development Region VII field office. Highlights of the training included: 1) information on Davis-Bacon Labor Standards and Enforcement, 2) how to measure and enforce the Section 3 Program, and 3) making sure that everyone's program is complying, to the greatest extent feasible, which will ensure that every effort is made to recruit, target and direct economic opportunities to Section 3 residents and businesses.

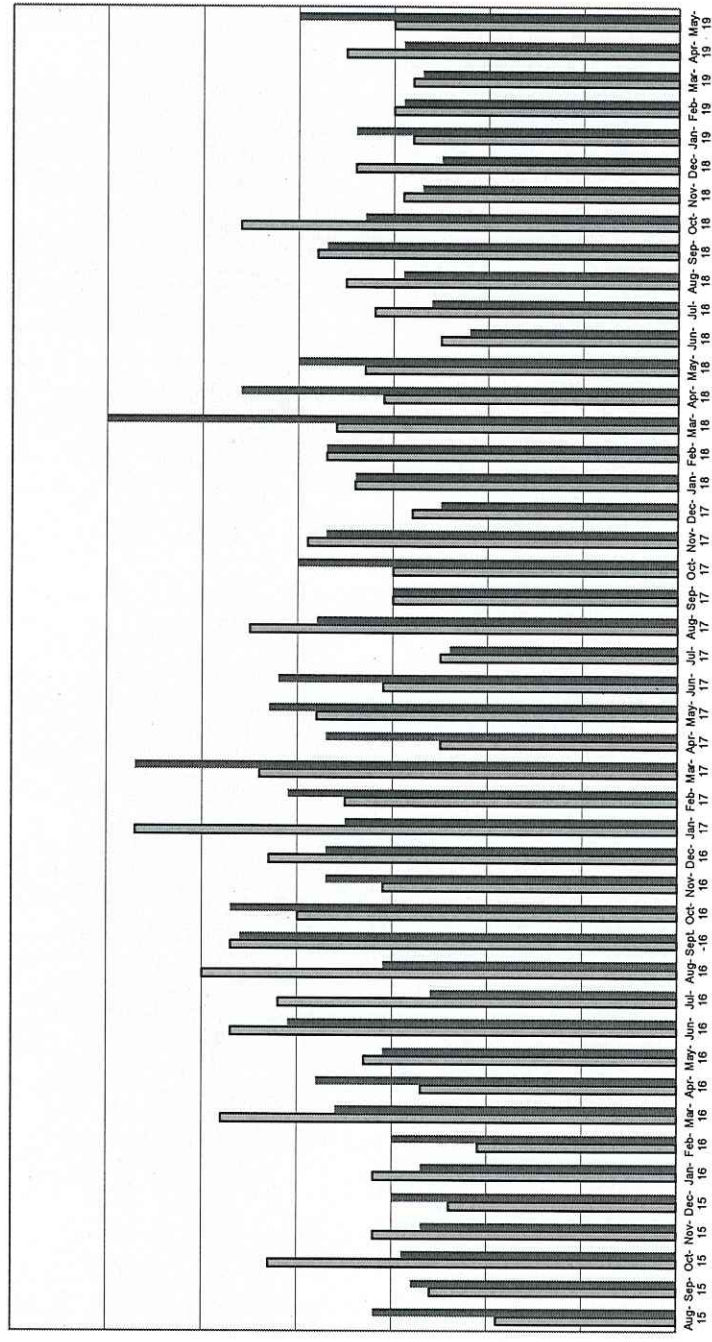
On May 20, 2019 I attended Fair Housing Training along with eleven staff members of the agency. The training included the Fair Housing Act accessibility requirements, disability rights laws, and reasonable accommodations and modifications.

On May 22, 2019 I attended a meeting at United Way. Representatives from the Housing Authority of Kansas City, Missouri; HUD field office; United Way; Asteam Village and our agency were involved in this meeting. The purpose of meeting was to try to have United Way become the local anchor partner for the EnVision Center.

Month	Year	Units	HAP
June	2016	1432	816,641
July	2016	1423	817,456
August	2016	1428	842,513
September	2016	1425	835,530
October	2016	1424	842,208
November	2016	1436	847,693
December	2016	1459	867,016
January	2017	1464	878,579
February	2017	1474	883,557
March	2017	1462	891,001
April	2017	1475	887,533
May	2017	1456	899,588
June	2017	1460	877,833
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

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

Chart Title



Series1
Series2

RESOLUTION NO. 2019—09

ADOPTING 61th ANNUAL REPORT

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas, that the 61th Annual Report of the Housing Authority of the City of Kansas City, Kansas, for the fiscal year ended March 31, 2019, submitted by the Executive Director is hereby approved.

BE IT FURTHER RESOLVED that the 61th Annual Report be presented to the Unified Government of the City of Kansas City, Kansas/Wyandotte County, as required by State law.