



Kansas City, Kansas Housing Authority

1124 North Ninth Street

Kansas City, Kansas 66101-2197

(913) 281-3300 FAX (913) 279-3428

www.kckha.org

NOTICE

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, May 21, 2020 due to the COVID-19. The meeting will be held via Zoom on your wireless device. Meeting ID is 962 5535 8949, Password 735598. 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:

- i. Roll Call
- ii. Approval of the Minutes
- iii. Executive Director's Report

Witness my hand this 15th day of May 2020.

Thomas M. Scott, Executive Director/CEO

Randle, Jackie

From: Martin, Susan
Sent: Wednesday, May 13, 2020 1:28 PM
To: Randle, Jackie
Subject: Board Meeting

Susan Martin is inviting you to a scheduled Zoom meeting.

Topic: KCKHA Board Meeting, May 2020
Time: May 21, 2020 12:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/96255358949?pwd=NWVhVTZSK1dhMUttcXdLczNmV21pUT09>

Meeting ID: 962 5535 8949
Password: 735598

+1 346 248 7799 US
+1 669 900 6833 US

Meeting ID: 962 5535 8949
Password: 735598

Sue Martin

Administrative Assistant
Kansas City Kansas Housing Authority
Modernization Department
913-279-3437 Phone
913-279-3439 Fax
smartin@kckha.org



Agenda

Housing Authority of the City of Kansas City, Kansas

Special Meeting

Thursday, May 21, 2020
12:30 pm.

Held Electronically
Via Zoom

- I. Roll Call
- II. Approval of the Minutes
Specials Board Meeting April 16, 2020
(Pages 1—6)
- III. Executive Director's Report
(Pages 7—25)
- IV. Committee Reports
- V. New Business Consent Items: None
- VI. New Business Discussion Items: None
- VII. Adjournment

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

Thursday, April 16, 2020
12:30 p.m.

Administrative Office
1124 N. 9th Street

On the 16th day of April 2020 at 12:30 p.m. the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in special session via conference call 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
Jacques Barber, Commissioner
Broderick Crawford, Commissioner
P. Anne McDonald, Commissioner (arrived after roll call)
Denise Tomasic, Commissioner
Cardelia Walker, Commissioner
Linda Warner, Commissioner
Charles Wilson, Commissioner

ABSENT: Rev. Jimmie L. Banks, Vice-Chairman
Rachel Jefferson, Commissioner
Don Jolley, Commissioner
Timothy J. Rhodes, Commissioner

ALSO PRESENT: Thomas M. Scott, Executive Director/CEO
Cherrie Escobar, Director of Section 8
Jacqueline D. Randle, Executive Services Manager
Caroline Rogers, Director of Finance
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.

Chairman Watkins called for the approval of the minutes. Commissioner Crawford made a motion to approve the minutes of March 19, 2020. Commissioner Tomasic seconded the motion and the following vote was recorded:

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

NAYS: None

ABSENT: Banks, Jefferson, Jolley, McDonald Rhodes

ABSTAIN: None

Motion carried.

New Business Consent Items:

Chairman Watkins moved the resolutions up on the agenda to allow for Commissioner Crawford to leave the meeting at 1:00 p.m. He called for a motion to approve the New Business Consent Items consisting of Resolution Nos. 2020-06 and 2020-07.

Commissioner Barber made a motion to approve Resolution Nos. 2020-06 and 2020-07. Commissioner Crawford seconded the motion and the following vote was recorded:

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

NAYS: None

ABSENT: Banks, Jefferson, Jolley, McDonald, Rhodes

ABSTAIN: None

Motion carried.

Resolution No. 2020-06, authorizing a contract with Taylor Made Exteriors for HVAC Improvements at Chalet Manor.

This resolution authorizes the approval of heating and air conditioning equipment for 66 dwelling units at K1-53, Chalet Manor family development. The air conditioning equipment uses the R-22 Freon refrigerant coolant system which is no longer being manufactured, making it difficult to obtain and maintain the equipment. The R-410 coolant system will replace the R-22 coolant system. The Invitation to Bid was advertised in the usual publications and mailed directly to contractors, HVAC companies and Section 8 contractors. Eight contractors picked up plans for this project and four contractors bid on this work. The pre-bid conference was held on March 11, 2020. The responsive low bidder was Taylor Made Exteriors, LLC with a base bid of \$360,385.08 plus Alternate A of \$44,898; plus Alternate B of \$55,440 for a total bid of \$460,723.08. The pricing which includes Alternates A and B ranged from \$460,723.08—\$626,143. Taylor Made Exteriors has been in business for 19 years. The agency has no prior experience with this contractor. References were favorable. There is \$528,000 in the 2018 Capital Fund Program budgeted for this work. The architect's estimate is

\$537,862.62. This resolution authorizes entering into a contract with Taylor Made Exteriors, LLC for HVAC improvements at K1-23, Chalet Manor family development in the amount of \$460,723.08.

RESOLUTION NO. 2020-06—AUTHORITY TO ACCEPT THE BID AND A CONTRACT FOR HVAC IMPROVEMENTS AT K1-53 CHALET MANOR FAMILY DEVELOPMENT LOCATED IN KANSAS CITY, KANSAS WITH TAYLOR MADE EXTERIORS, LLC.

Motion carried.

Resolution No. 2020-07, authorizing a contract with Fire and Security Solutions, Group, Inc. for fire alarm panel replacement at Bethany Tower, Douglas Heights High-rise, Glanville Tower and Westgate Tower.

This resolution authorizes a contract to replace individual fire alarm panels at four tower high-rise facilities. These alarm panels need to be replaced due to numerous service calls and difficulty with maintenance and testing of the alarms. The Invitation to Bid was advertised in the usual publications and mailed to contractors, electrical companies, fire alarm companies and Section 3 contractors. Ten contractors picked up plans for this work. No pre-bid conference was held due to the coronavirus pandemic. Contractors were asked to submit questions after viewing the fire alarm panels. An addendum was issued on March 30, 2020 answering the questions posed by the contractors. There was only one responsive low bidder, Fire and Security Solutions Group, Inc. with a bid of \$145,566. This bid was below the \$250,000 threshold and does not require a price analysis. The architect and staff determined the bid to be reasonable. Fire and Security Solutions Group has been in business for 13 years. We have previous experience with this contractor. There is \$180,000 in the 2018 Capital Fund Program budget. The architect's estimate for the work is \$140,000. Staff is recommending entering into a contract with Fire and Security Solution Group, Inc. in the amount of \$145,566 for fire alarm replacement at Bethany, Glanville and Westgate Tower; and Douglas Heights High-rise.

RESOLUTION NO. 2020-07—AUTHORITY TO ACCEPT THE BID AND AUTHORIZE A CONTRACT FOR FIRE ALARM PANEL REPLACEMENT AT BETHANY TOWER, DOUGLAS HEIGHTS HIGH-RISE, GLANVILLE TOWER AND WESTGATE TOWER LOCATED IN KANSAS CITY, KANSAS WITH FIRE AND SECURITY SOLUTIONS GROUP, INC.

Motion carried.

New Business Discussion Item:

Resolution No. 2020-08, authorizing the naming of the new maintenance facility after Thomas M. Scott, was introduced.

Chairman Watkins noted this resolution would authorize the Board to name the new maintenance building, the Thomas M. Scott Maintenance Facility. He thanked Mr. Scott for his dedication to the agency and sees this as a way to honor his contributions to the Housing Authority. He noted that Mr. Scott leaves an incredible legacy and has had a hand in hiring and recruiting staff. Chairman Watkins acknowledged, Mr. Scott's wife, Dianne for her support. He noted that with Mr. Scott at the helm, he is confident in the future. This is one small jester to thank Mr. Scott for his hard work and dedication to this agency. The Board echoed the sentiments of the Chairman. *Commissioner McDonald arrived (via conference call) during this resolution.*

Commissioner Tomasic made a motion to approve Resolution Nos. 2020-08. Commissioner Walker seconded the motion and the following vote was recorded:

AYES: Barber, Crawford, McDonald, Tomasic, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Banks, Jefferson, Jolley, Rhodes

ABSTAIN: None

RESOLUTION NO. 2020-08—AUTHORITY TO NAME THE NEW MAINTENANCE FACILITY THE THOMAS M. SCOTT MAINTENANCE FACILITY.

Motion carried.

Executive Director's Report

- Mr. Scott thanked the Board for this recognition and noted his appreciation for this honor.
- Mr. Scott informed the Board that we have hired an Assistant Finance Director that will start on April 27, 2020. We have also hired the Director of Housing Management that will start on May 14, 2020. He is looking forward to these additions to our staff. We have experience with one of them and they both bring a vast knowledge base with them. They will provide vertical transition for the future of this agency.
- We reached an agreement with Catholic Charities and on April 15, 2020 for them to begin providing sack lunches to the children residing in our family

developments during this time. They cannot service the scattered sites. Catholic Charities will be providing five lunches, per child, per household to the family developments, once a week. The Learning Club that has provided tutoring, on a regular basis, is going to the children at Juniper Gardens and St. Margaret's Park to provide learning materials and snacks. Family Conservancy is providing learning materials and diapers to Juniper Gardens and St. Margaret's Park. We lost the food service program on two of the elderly sites and have not come up with a satisfactory way to replace this programming.

- On April 8, 2020 Mr. Scott joined a teleconference call and led a discussion on best practices to address what our agency is doing during this pandemic. There were 80 participants on the call.
- Due to Mr. Scott working remotely, staff is providing daily reports. The payment window was suspended on March 19, 2020. A payment drop box has been installed in the door. New payment options have been provided to residents. Late charges and court costs have been suspended. Finance staff has tracked this and we have collected \$10,400 more in rent than the same time last period. Resident managers began cold calling the first of the month and this has helped.
- The Section 8 Department was closed on March 30, 2020 due to a contamination. The entire agency was prepared on March 19, 2020 for working remotely. Ms. Escobar did an excellent job preparing her staff to work out of the office for 10 days. There were no illnesses. Everyone is back in the office effective this Monday. Section 8 shows an increase in occupied units for this month. The CARES Act and PIH Notice 2020-05 provides different waivers for the Housing Authority on re-exams. Downward exams are being completed as requested.
- Resident Selection is continuing to process applications, but we are not processing move-ins. Maintenance is still preparing move-ins in both family and high-rise developments. A tele-conference will be held tomorrow or Monday with Resident Selection, Finance and Maintenance departments to discuss ways to approach housing residents for now and in the future. This discussion will be for family move-ins only. High-rise visitation was restricted last week and this is being monitored.
- Emergency work orders are being done through maintenance and common areas are being wiped down at least twice a day.
- About five employees were asked to go home due to their age and medical conditions. Three of them have returned to work. Mr. Scott applauded the staff for their work and noted that we are prepared to operate remotely, if needed.
- Mr. Scott highlighted line items on the operating expenditures report to show that we have gone from a negative to a positive in the COCC and noted we are doing better. He recognized staff for their hard work. *Commissioner Crawford left the conference call mid-way through the Executive Director's report.*

Commissioner McDonald expressed that with so much going on, it sounds like things are well in hand. Mr. Scott noted that anxiety was extremely high on March 19, 2020 and we have tried to stay ahead of everything with the Paid Sick Leave and Emergency Family Medical Leave Act. We have a very good tracking system that has been incorporated into our payroll system, so we can be reimbursed from the government for staff out on qualified leave. Mr. Scott noted the he could not speak to individual situations, but we are trying to continue to pay staff and allow them to be able to take care of their families.

Commissioner Barber thanked Mr. Scott for all he is doing at the high-rises and asked about the family sites. Mr. Scott noted there has been a lot of cooperation agency-wide. There are camera systems in the high-rises, but this is not available in family developments. Maintenance personnel are working on the outside of family developments and there have not been any bad reports.

Commissioner Wilson thanked Mr. Scott for all the positive news in his report. He expressed appreciation for everyone for doing their part to make sure everyone is safe. Commissioner Wilson indicated that he is working seven days a week at night to keep his building covered. They are monitoring visitors and there are no incidents at Glanville Towers. Mr. Scott thanked Commissioner Wilson and those working at the high-rises as being, first responders at their buildings.

Commissioner Barber commended the agency on its handling of rent payments during this crisis. Mr. Scott noted this was initiated on the 19th so as to not add a hardship to our residents. We are not doing evictions. Hearings are taking place for social and criminal activity, and we are keeping these records to handle this at a later date. We may consider reducing the minimum rent which is currently \$50.

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

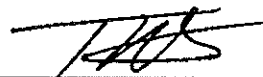
Matthew T. Watkins, Chairman

Thomas M. Scott, Executive Director/CEO

Executive Director's Report

May 21, 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

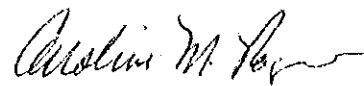
Kansas City, Kansas Housing Authority
Statement of Funds Available
For the Period Ended APRIL 30, 2020

Description	Rate ^(a)	Maturity	Amount	Bank
		Date		
General Fund Account	0.15%		\$428,962.31	Liberty
Payroll Account	0.00%		\$17,853.41	Liberty
ACH Pymt Account	0.15%		\$809.30	Liberty
Rent Depository Account	0.00%		\$1,146,811.65	Bank of Labor
Rent Bank Deposit Accounts	0.70%		\$110,043.76	Various
Homeless Prevention Program	0.90%		\$5,645.98	Bank of Labor
Sponsorship Program	0.50%		\$19,702.15	Bank of Labor
Section 8 Checking	0.00%		(\$755,698.25) ^(b)	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$38,755.55	Liberty
KCKHA Debt Service Account			\$974,445.08	Deutsche Bank
CD#120245349	1.80%	08/26/20	\$500,000.00	Bank of Labor

(a) Represents Rates as of May 14, 2020 provided by Banks.

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

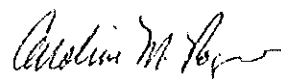
(b) An ACH file was submitted to the bank at month-end for HAP disbursements prior to receiving HUD funding. The ACH file was stopped prior to submitting payment to Sec 8 landlords. The bank reversed the transaction May 1.



Caroline M. Rogers
Director of Finance

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

	Rent & Other Charges	Repayment Agreements	Net Total
Accounts Receivable (Amounts Delinquent)	\$196,774.61	(\$108,014.51)	\$88,760.10
Total Charges to Tenants for Month			\$420,862.13
Delinquency Ratio			21.09%
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 APRIL'20

MAINTENANCE COSTS

Booney's Lawn Service	\$2,050.00
Carpet Corner Inc.	\$3,048.68
CFM Distributors Inc.	\$1,106.70
DAVID ALLEN HENDERSON DBA	\$1,790.00
Delta Innovative Services	\$1,021.26
Excelsior Mfg & Supply	\$1,338.40
Ferguson Enterprises Inc.	\$2,297.84
Ferguson Enterprises Inc.	\$2,108.51
General Electric Company	\$3,900.00
Grainger	\$1,368.94
H.D. Supply	\$2,746.94
Home Depot Pro-SupplyWorks	\$3,321.74
Home Depot Pro-SupplyWorks	\$2,991.88
KEMPKES CONTRACTORS, LLC	\$1,230.00
Klemp Electric Mach. Co. Inc.	\$1,276.80
Martin Mechanical Corporation	\$4,717.00
MINNESOTA ELEVATOR INC	\$3,204.17
Olney Sales Inc.	\$2,927.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$3,900.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$3,600.00
Personal Touch Lawn Service	\$1,455.00
Sherwin-Williams Co	\$3,382.18
Sherwin-Williams Co	\$1,421.29
SMITH SERVICE, LLC	\$1,250.00
Stanion Wholesale Elec. Co.	\$2,824.83
Waste Management	\$10,167.94
Zep Manufacturing Company	\$1,584.79

MISCELLANEOUS

American Express	\$9,856.18
ConvergeOne, Inc	\$14,930.00
ENTERPRISE FM TRUST	\$5,261.77
Evans & Mullinix, P.A.	\$4,035.50
GFI DIGITAL	\$5,355.00
KELLER CRAIG & ASSOCIATES LLC	\$5,000.00
Nahro	\$5,055.52
ONLINE INFORMATION SERVICES, INC	\$2,212.00
SCOTT & ASSOCIATES, LLC	\$14,600.00
SCOTT & ASSOCIATES, LLC	\$13,800.00
Time Warner Cable	\$1,464.40

U.S BANK EQUIPMENT FINANCE	\$2,465.08
Verizon Wireless	\$3,904.49

MODERNIZATION

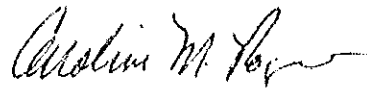
Allison & Alexander, Inc	\$104,039.12
AMERICAN DIGITAL SECURITY, LLC	\$178,279.13
AMERICAN DIGITAL SECURITY, LLC	\$3,570.00
BC Hardscapes, LLC	\$85,935.50
Sherwin-Williams Co	\$4,817.80
Stanion Wholesale Elec. Co.	\$10,812.00

PAYROLL COSTS

Blue Cross Blue Shield Of KC	\$100,126.86
Colonial Life & Accident Ins	\$4,097.73
Delta Dental	\$5,143.76
Kansas Payment Center	\$1,569.03
Kansas Payment Center	\$1,569.03
Kansas Public Employ Ret Syst	\$30,250.76
Kansas Public Employ Ret Syst	\$30,113.90
Kansas Public Employ Ret Syst	\$4,260.00
Nationwide Retirement Solution	\$2,654.08
Nationwide Retirement Solution	\$2,574.08
UMB HEALTH SAVINGS ACCT	\$1,638.13
UMB HEALTH SAVINGS ACCT	\$1,638.13
W.H. GRIFFIN, TRUSTEE	\$3,516.86
WILLIAM W. HUTTON ATTORNEY AT LAW	\$2,625.00
WILLIAM W. HUTTON ATTORNEY AT LAW	\$1,925.00

***UTILITIES**

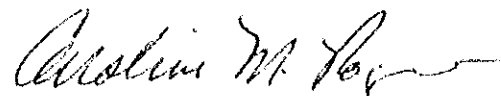
Kansas Gas Service	\$7,842.07
Kansas Gas Service	\$5,070.32



Caroline M. Rogers
Director of Finance

Kansas City, Kansas Housing Authority
Operating Receipts and Expenditures
For Periods Ending March 31, 2020 and April 30, 2020

The April Operating Statement, along with the Unaudited Balance Sheet and Operating Statement the fiscal year end March 31, 2020, will be presented to the board as a handout at its Annual Meeting on June 18, 2020.



Caroline Rogers
Director of Finance

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

CUSTOMER SERVICE & SATISFACTION SURVEY - APRIL 2020

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
04/01/20	29	5	34	2	2	0	3
04/02/20	40	16	58	4	4	0	12
04/03/20	39	3	42	1	1	0	2
04/06/20	56	6	62	2	2	0	4
04/07/20	39	13	52	3	3	0	10
04/08/20	40	9	49	2	2	0	7
04/09/20	60	10	70	3	3	0	7
04/13/20	67	23	90	7	7	0	16
04/14/20	26	14	40	6	6	0	8
04/15/20	61	21	82	3	3	0	18
04/16/20	38	11	49	6	6	0	5
04/17/20	52	28	80	5	5	0	23
04/20/20	26	2	28	1	1	0	1
04/21/20	52	13	65	5	5	0	8
04/22/20	45	10	55	4	4	0	6
04/23/20	54	11	65	4	4	0	7
04/24/20	47	3	50	1	1	0	2
04/27/20	40	6	46	3	3	0	3
04/30/20	32	21	53	4	4	0	17
TOTAL	843	225	1,070	66	66	0	159

(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 29% of the service work orders completed
- (b) No Response 71% 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	157	84	241
Units in Mod	19	27	46
Fire Units	5	0	5
Rentable Units	133	57	190
Move-Ins	1	0	1
Move-Outs	11	14	25
Units Available	24	28	52
Units Readied in APR	26	14	40

REPORT F

April 2020 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 *M(7) D(12) JUNIPER GARDENS	265	165	100	62%	63%
K1-2 D(1) ST. MARGARETS PARK	100	93	7	93%	93%
K1-3 D(1) CYRUS K. HOLIDAY	60	54	6	90%	90%
K1-4*M(1) D(8) WYANDOTTE TOWERS	302	278	24	92%	93%
K1-5*M(2) D(1) BELROSE MANOR	90	82	8	91%	93%
K1-6 Elderly DOUGLAS HEIGHTS	101	98	3	97%	99%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	91	8	92%	94%
K1-7 D(1) SCATTERED SITES	24	22	2	92%	100%
K1-9 D(1) SCATTERED SITES	30	30	-	100%	100%
K1-10 *M(2) SCATTERED SITES	42	35	7	83%	86%
K1-11 M(1) D(1) GRANDVIEW PARK	40	35	5	88%	90%
K1-12 D(2) CHALET MANOR	66	59	7	89%	91%
K1-13 WELBORN VILLA	80	79	1	100%	100%
K1-14 BETHANY PARK TOWERS	153	146	7	95%	97%
K1-15 *M(6) SCATTERED SITES	20	10	10	50%	50%
K1-17*M(1) GLANVILLE TOWERS	108	99	9	92%	95%
K1-18 ROSEDALE TOWERS	122	118	4	97%	97%
K1-20 D(1) WESTGATE TOWERS	163	153	10	94%	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	35	3	92%	95%
K1-24 M(18) PLAZA TOWERS	115	90	25	78%	80%
K1-25 D(1) SCATTERED SITES	12	12	-	100%	100%
Sub-Total before Adjustments	2,058	1,811	247	88%	89%
Less: # of Deprogrammed Units	35				
Less: # of Units Under Modernization	44		40		
Total Units Available for Occupancy	1,979	1,772	207	90%	91%

(*) Modernization units

MODERNIZATION AND DEVELOPMENT REPORT **MAY, 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 is complete: K1-56 Rosedale Tower Fire Sprinkler Improvement, K1-57 Westgate Tower Parking Lot Improvement, and K1-56 Glanville Tower Common Area HVAC Improvement.

K1-57 WESTGATE TOWER AND PLAZA TOWER ELEVATOR MODERNIZATION

Bids were due on August 29th, 2018 for this project. Only one bid was received and therefore a bid analysis is required and the bid must be approved by HUD. Staff has reviewed the bid. The bid 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.

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 has begun on the 8th. Erection of the personnel and material hoist, demolition, framing, fire sprinkler rough-in, electrical and plumbing rough-in, new windows installation, drywall installation and finishing, finish carpentry, painting and VCT installation are all completed. Cabinets have been installed in 12 units. Carpeting has been installed in 5 units. Anticipated completion of the 8th floor is the end of May.

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. Retaining wall excavation and retaining wall construction are complete. Rough grade and Fence installation are completed. Concrete (slabs, drive, sidewalk) are underway, weather permitting. Project should be at or near completion on 6/1/2020.

CAPITAL FUND PROGRAM 2018

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

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

Bids were received on July 24th, 2019 for this project. 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.

K1-55 WYANDOTTE TOWER UNDERGROUND STORAGE TANK REMOVAL

Bids were received on March 4, 2020 for this project. Five contractors bid on this project. Bids ranged in price from \$15,616.94 to \$43,125.00. The low bid of \$15,616.94

was submitted by Genesis Environmental Solutions, Inc. Since this amount is below the threshold of \$75,000 requiring Board approval, staff has awarded a contract for underground storage tank removal at Wyandotte Tower to Genesis Environmental Solutions, Inc., in the amount of \$15,616.94. Notice to Proceed was issued on April 1, 2020. The underground storage tank has been removed and the patching of the drive area is complete. Final paperwork and close out are pending.

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. Anticipated start date is May 18, 2020.

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. Anticipated start date is May 18, 2020.

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. Anticipated start date is the later part of May 2020.

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 building addition pad has been poured and steel erection of the support sub structure of the building addition and garage building is complete. Framing and drywall in the existing building is underway. Installation of the concrete curbs is underway and nearly complete.

Interior paint is underway in the existing building. Brick is complete on approx. 66% of the building addition. EIFS installation is underway on existing building. Building roof panel insulation was delayed due to Covid19 closure of manufacturing facility. All products are now onsite; installation of the insulation and the building panels to begin as soon as weather allows.

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

MAY 2020

SUBMITTED BY SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

The Public Housing Resident Council meetings have been postponed until further notice. A few of the resident leaders informed me that some of the residents are struggling with the social distancing and not being able to gather in the lobbies to visit.

Catholic Charities is providing lunches to our youth who otherwise are too far away from the lunch sites designated, by the school district, for the youth to have lunch during this pandemic. Thanks to Denise Ogilvie, Executive Director, and her staff that stepped up to ensure that our youth do not go hungry. This program started April 14, 2020. Each Tuesday, Catholic Charities arrives in a van to feed our children at six of our family sites. Each child in the family is given five lunches to last for the week. On April 14, 2020; 600 lunches were served. On April 21, 2020; 716 lunches were served and April 28, 2020; 740 lunches were served.

I would also like to thank our partners at the Learning Club that reached out to us to find a way to ensure that no child goes hungry. The Learning Club provides snacks to the youth that participate in their program. The Learning Club delivers educational materials and a snack at the door of each child enrolled in their program.

On April 22, 2020 the United States Department of Housing and Urban Development held training via conference call related the Section 3 Program. Sue Martin, Administrative Assistant, Modernization Department, attended this training along with me and Andrea Dorch, Regional Supervisor, Davis-Bacon and Labor Standards. The purpose of the training was to ensure that our agency is on task with Section 3. Ms. Dorch offered to assist me with finding better ways to recruit residents to enroll in our program. Ms. Dorch will work with me once the pandemic lifts.

On April 27, 2020 I met with Workforce Partnership on a virtual conference. It is time for them to update their MOU's with all their community partners. The Kansas City, Kansas Housing Authority is a mandated partner for this group. A copy of the MOU was sent to our Executive Director, Thomas Scott and me. Workforce Partnership needs us to review the current MOU to see if there are any changes and have it back to them by June 30, 2020.

On April 28, 2020 En Vision Center held a virtual summit for community partners and staff from HUD. This summit was hosted by William Wells, Executive Director, aSTEAM Village, which serves as the non-profit organization for the En Vision Center. Both the Kansas City, Kansas Housing Authority and Housing Authority of Kansas City (Missouri) were part of this meeting. Thomas Scott and I attended on behalf of this agency. Mr. Wells explained that the En Vision Centers are online for both agencies, and presented his STEM program to all the partners.

Month	Year	Units	HAP
May	2017	1456	899,588
June	2017	1460	877,833
July	2017	1442	887,292
August	2017	1429	888,224
September	2017	1420	882,076
October	2017	1420	881,400
November	2017	1417	874,988
December	2017	1392	863,642
January	2018	1368	849,606
February	2018	1368	850,991
March	2018	1356	828,727
April	2018	1339	820,358
May	2018	1331	809,349
June	2018	1318	797,744
July	2018	1316	814,451
August	2018	1301	796,631
September	2018	1300	814,111
October	2018	1297	806,749
November	2018	1276	800,140
December	2018	1268	801,111
January	2019	1267	813,586
February	2019	1267	827,427
March	2019	1258	823,463
April	2019	1242	819,093
May	2019	1242	817,235
June	2019	1243	832,844
July	2019	1247	822,948
August	2019	1246	828,420
September	2019	1247	835,832
October	2019	1254	835,543
November	2019	1260	831,453
December	2019	1291	851,950
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

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

Month	Move-Outs	Move-Ins
Aug-15	19	32
Sep-15	26	26
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

Chart Title

