



# Agenda

*Housing Authority of the City of Kansas City, Kansas*

## Special Meeting

Thursday, December 17, 2020  
12:00 p.m.

Held Electronically  
via Zoom

- I. Roll Call
- II. Approval of the Minutes  
Special Board Meeting November 19, 2020  
(Pages 1—9)
- III. Executive Director's Report  
(Pages 10—26)
- IV. Committee Reports
- V. New Business Consent Item:
  - A. Resolution No. 2020-28  
Declare the Repair and Modernization of Elevator Equipment an Emergency and Authorize a Contract for the Emergency Repair and Modernization of Elevator Equipment at Rosedale Towers located at 2314 West 39<sup>th</sup> Avenue in Kansas City, Kansas with MEI Total Elevator Solutions  
(Pages 27—28)
- VI. New Business Discussion Items:
  - A. Resolution No. 2020-29  
Certifications of Compliance with PHA Plans and Related Regulations (5-Year Plan for Fiscal Year 2021-2025)  
(Pages 29—39)
  - B. Resolution No. 2020-30  
Certifications of Compliance with PHA Plans and Related Regulations (Annual Plan for Fiscal Year 2021)  
(Pages 40—54)
  - C. Agency Security
- VII. Executive Session
- VIII. Adjournment

**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, December 17, 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:

- I. Roll Call
- II. Approval of the Minutes  
Special Board Meeting November 19, 2020
- III. Executive Director's Report
- IV. Committee Reports
- V. New Business Consent Item:
  - A. Resolution No. 2020-28      Declare the Repair and Modernization of Elevator Equipment an Emergency and Authorize a Contract for the Emergency Repair and Modernization of Elevator Equipment at Rosedale Towers located at 2314 West 39<sup>th</sup> Avenue in Kansas City, Kansas with MEI Total Elevator Solutions
- VI. New Business Discussion Items:
  - A. Resolution No. 2020-29      Certifications of Compliance with PHA Plans and Related Regulations (5-Year Plan for Fiscal Year 2021-2025)
  - B. Resolution No. 2020-30      Certifications of Compliance with PHA Plans and Related Regulations (Annual Plan for Fiscal Year 2021)
  - C. Agency Security
- VII. Executive Session
- VIII. Adjournment

Witness my hand this 11th day of December 2020.

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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 11th day of December 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 11th day of December 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, Vice-Chair

\_\_\_\_\_  
Jacques Barber

\_\_\_\_\_  
Broderick Crawford

\_\_\_\_\_  
Rachel Jefferson

\_\_\_\_\_  
P. Anne McDonald

\_\_\_\_\_  
John Rios

\_\_\_\_\_  
Timothy J. Rhodes

\_\_\_\_\_  
Denise Tomasic

\_\_\_\_\_  
Cardelia Walker

\_\_\_\_\_  
Linda Warner

\_\_\_\_\_  
Charles Wilson

Special Meeting December 17, 2020

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

Thursday, November 19, 2020  
12:30 p.m.

Held Electronically  
Via Zoom

On the 19th day of November 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  
Broderick Crawford, Commissioner  
Rachel Jefferson, Commissioner  
P. Anne McDonald, Commissioner  
John D. Rios, Commissioner  
Timothy J. Rhodes, Commissioners  
Denise Tomasic, Commissioner  
Linda Warner, Commissioner  
Charles Wilson, Commissioner

ABSENT: Cardelia Walker, Commissioner

ALSO, PRESENT: Thomas M. Scott, Executive Director/CEO  
Cherrie Escobar, Director of Section 8  
Gerald Glavin, Asst. Director of Housing Operations/FM  
Jacqueline D. Randle, Executive Services Manager  
Caroline Rogers, Director of Finance  
Anthony J. Shomin, Director of Contract Administration  
Elaine Stroud, Director of Housing Operations  
Nebyu Tilahun, Assistant Director of Finance

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Chairman Watkins called the meeting to order and roll call was taken. He thanked the Board for shifting to the virtual meeting with all that is occurring with the pandemic. An in-person meeting would be held sometime in the future and we will be able to do the ribbon cutting ceremony at the new maintenance facility.

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Chairman Watkins called for approval of the minutes. Commissioner Warner then noted that page 6 of the minutes, under the Personnel Committee, needs to have

*Banks* removed at the beginning of the paragraph. Ms. Randle agreed to make the change to the October 15, 2020 minutes.

Commissioner Rios made the motion to approve the minutes of October 15, 2020 as amended. Commissioner Crawford seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Crawford, Jefferson, McDonald, Rhodes, Rios, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Walker

ABSTAIN: None

Motion carried.

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Commissioner Crawford made the motion to approve the minutes of November 5, 2020. Commissioner Warner seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Crawford, Jefferson, McDonald, Rhodes, Rios, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Walker

ABSTAIN: None

Motion carried.

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

- Mr. Scott advised that Ms. Randle provided the Board with a handout via email from Commissioner Jefferson entitled, Addressing Gaps in Housing Recovery. Board members would need to self-enroll if they are interested in taking the virtual training. There is no cost to the agency or Board members for this training.
- Mr. Scott provided the Board with COVID information. He noted there are two high-rise COVID positives at Plaza and Wyandotte Towers. Three maintenance personnel are off with COVID. Two employees will return on Monday and one will return the middle of next week. Two managers tested positive this week and both work with our elderly population in the field. One manager is currently working from home and waiting for a COVID test. An

elderly services staff is working from home due to contact with one of the managers. Two senior staff are out waiting on test results and one employee left today because of an encounter with one of the positive managers. There is a total of 11 out on COVID, not including the two residents at the high-rises. Mr. Scott further explained that we have been preparing for emergency protocol for several months. We are going to visitor restrictions at the seven high-rises on Monday. Residents can still come and go, but we will not allow visitors into the buildings. We will follow the federal mandate and not the local mandate. Our staff has been issued laptops so they can work from the Cloud with the new Horizon system. We have a plan in place if we need to continue to work from home. Bank transfers, leases and move-ins can be done from home. We can also stagger staff in terms of when they come into the building. Mr. Scott concluded that this is a tough situation due to COVID and we will continue to deal with our clients professionally. Commissioner Crawford noted that he added a link in the chat to where the Wyandotte County Health Equity Task Force is providing testing. He further noted that he could facilitate testing at our buildings if there is a need. Additionally, there will be free flu shots and food through the end of the year. The number of positive COVID tests are increasing county-wide. The hospitals are full, and we are getting people from the rural areas. He will continue to keep the Board advised. Commissioner Crawford concluded with they are not advising people to gather for Thanksgiving except for people in your household. Mr. Scott thanked Commissioner Crawford for keeping him in the loop as he has done from the beginning. He noted we are in dialogue with the health department and will continue to monitor the COVID situation in our community.

- Mr. Scott advised the Board that we lost the hot water system at Plaza Towers yesterday and it will be another day before the system is back up.
- Vice-Chairman Banks asked if anything needs to be emphasized with the upcoming holiday season. Mr. Scott offered that we are in good shape. The common areas are closed in all seven of our high-rises. Our administrative offices are locked down. The main office, Section 8, Modernization and Resident Selection are restricted. There are upgraded cameras in all the high-rises. We have done about everything we can do. He advised that we cannot say that residents cannot leave the building as it's a human rights issue.
- Commissioner Barber noted that the delinquencies appear to be the same since the pandemic. He asked if we have any idea if the pandemic has affected our resident's ability to pay their rent or pay rent on time. Mr. Scott noted that most of the folks are below the 30 percent and therefore, unemployed. Since March, there have been 20 positives that we were notified of throughout the agency. Kansas Housing Resource Commission (KHRC) has a program to help those who get behind on their rent. There have been no evictions related to rent since we shut down March 19, 2020; only evictions for social issues and criminal activity. Mr. Scott noted it's a little different on the Section 8 program as most of the residents are working.

We have not received claims from anyone that has lost their job due to COVID. If this were to happen, we would do a downward adjustment on their re-exam. We are proactive in making sure residents do not lose their housing. Mr. Scott added that there was a substantial write-off of \$370,000 which was cleared. This was done incorrectly and \$87,000 is incorrectly owed and there are \$40,000 in credits. The \$370,000 improperly calculated leaves the option open for these families to come back into housing and to enter into repayment agreements. Mr. Scott added that Commissioner Rios had asked about how much was collected from residents who have moved out. We were able to determine there was \$316,602 collected from 2009 to 2020. We have an action plan in place to verify information, and there are disciplinary actions in place if folks are not getting their work done correctly. Commissioner Barber thanked Mr. Scott for his response and Commissioner Rios thanked Mr. Scott for the follow-up.

- Mr. Scott noted there was good news from Google Fiber. We entered a contact with them four years ago for free gigabit service at Chalet Manor, Belose Manor and Cyrus K. Holliday family developments which was set to expire and has been extended to November 2021.
- Commissioner Warner referred to page 17 and asked about maintenance expenses. Mr. Scott explained about Fees for Service which is beyond normal wear and tear. We have had to go back and look at direct costs and this has distorted the budget.
- Commissioner Tomasic noted the Occupancy Report shows Juniper Gardens as 100 percent occupied. She asked was that correct. Mr. Scott noted that Juniper Gardens is not 100 percent occupied, it is more like 60 percent or less. Juniper Gardens has been taken out of the occupancy calculations. HUD allowed us to do this for the disposition plan.
- Commissioner Barber questioned what was Smith Service, LLC? Mr. Scott noted it was a lawn care company.
- Chairman Watkins offered that there are COVID funds available through the United Way and Metro Lutheran Ministries to help with rent relief. Those needing help with rent can dial 211 for information.

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## **Committee Reports**

### **Bylaws**

Commissioner Barber stated there was no report at this time.

### **Finance**

Commissioner McDonald advised there will be a finance meeting on December 5, 2020. Mr. Scott added that we had held off meeting, because we are waiting on

technical assistance on how to calculate the reduction in subsidy from Juniper Gardens.

### **Personnel**

Vice-Chairman Banks indicated the Personnel Committee has been very busy. He noted that Mr. Scott has been in the forefront in our search for an Executive Director. Interviews were recently held with two very good candidates. They will be presenting a final decision soon for the Board's approval and implementation.

### **Development**

Chairman Watkins advised there has not been a Development meeting. They will potentially meet the first of the year to discuss Juniper Gardens' relocation and the disposition of the old maintenance facility.

### **Resident Participation**

Commissioner Wilson noted there was no meeting at this time.

### **Community Housing Investment Group (CHIG)**

Chairman Watkins shared that CHIG has been meeting monthly up to October. Things continue to be fine at Delaware Highlands Assisted Living. There is no COVID out there. The census is down, and we are at 105, but working to get those numbers back up.

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Chairman Watkins moved the New Business Consent Items to the Discussion Agenda upon the request of Commissioners Barber and McDonald.

### **Discussion Agenda**

Resolution No. 2020-25, authorizing the acceptance of the proposal submitted and authorize a contract for security services at Wyandotte Towers with Vets Securing America, Inc., was introduced.

Mr. Shomin noted this is our standard request for security services. Our current security services vendor is Vets Securing America, Inc. We only received one proposal. The price submitted is comparable to what we are currently paying them now. The current contract ends January 31, 2021 and we need someone ready to go when this contract ends. Commissioner Barber asked Mr. Shomin to describe the roving security services and is it included in the base contract. Mr. Shomin noted that roving security is not included as it is cost prohibited. Commissioner Banks asked what are we not getting. Mr. Shomin noted we have always included



this from a cost basis, and we are essentially not losing anything. There is no security for the grounds at night, but this is not part of the current contract. The Board continued its discussion related to security concerns at our high-rises. Mr. Scott added that we stopped doing the roving guards some years ago, because it was cost prohibited. We have upgraded the cameras on the outside of the buildings, and they are monitored on a regular basis 24 hours a day. We have hired an independent security company from time to time at Bethany Park Towers upon seeing evidence on the security cameras. He indicated that you would not find anything by driving through a parking lot. You would have to be there at the exact time. Our best option has been to put in high-grade cameras, as it would be cost prohibitive to have roving guards at all our high-rises. Commissioner Rios asked if there were resident concerns. Mr. Scott noted this would come through Housing Management and he has not been notified of any concerns. The security also monitors the fire alarms and camera on seven high-rises. They man the phones for the Housing Authority afterhours and on weekends. They notify the fire and ambulance departments as well. Commissioner Crawford indicated that his church members live in all the high-rises and one of the members had a gun pulled on them in the U-shaped driveway in front of Bethany. He was told that she did not report it because the manager knows who is doing the criminal acts. He does not know how widespread this is, but we are in a season of insolation which is increasing behavioral and mental health problems. Commissioner Crawford wants the Board to be doing all they can to protect the residents. Chairman Watkins noted this is a challenging time, but right now he suggested getting back on track. Vice-Chairman Banks expressed security should be an ongoing dialogue as residents depend on them for safety and security. The Chairman suggested having Mr. Scott place something on the December agenda as it relates to security and Mr. Scott agreed to do so.

Vice-Chairman Banks made the motion to approve Resolution No. 2020-25. Commissioner Barber seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Crawford, Jefferson, McDonald, Rhodes, Rios, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Walker

ABSTAIN: None

RESOLUTION NO. 2020-25—AUTHORIZING THE ACCEPTANCE OF THE PROPOSAL SUBMITTED AND AUTHORIZE A CONTRACT FOR SECURITY SERVICES AT WYANDOTTE TOWERS WITH VETS SECURING AMERICA, INC.

Motion carried.

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Resolution No. 2020-26, authority to accept the proposal and authorize a contract for performance of a physical needs assessment and an energy audit of Housing Authority developments with the Nelrod company, was introduced.

Mr. Shomin noted that HUD requires that we complete a physical needs assessment and an energy audit every five to seven years. This physical needs assessment will provide information going forward for repositioning the agency. He recommended that the Board approve this resolution. Commissioner McDonald noted the finance committee has discussed this due to the energy audit with Johnson Controls. Mr. Shomin noted the Johnson Controls did provide the last energy audit and lead to improvements at our developments. HUD wants us to keep this current every five to seven years. This will give a complete audit of our properties and will be comprehensive. Nelrod does a lot of HUD training is very thorough. Commissioner McDonald wanted to make sure this is done correctly and not a duplication. She asked for a copy of the report once it is completed. Vice-Chairman Banks asked how successful was Johnson Controls' efforts? Mr. Shomin noted we are still paying for the loan and received improvements that the loan is paying for. We are making a little bit of money. Vice-Chairman Banks asked for updated reports as they become available from Johnson Controls. Mr. Shomin stated we will be provided a snapshot in time to use for repositioning. Mr. Scott advised that it will be a calculation used for the debt coverage ratio. This will have a bearing on what we choose to do going forward. The original energy audit was done in 2011 of a 20-year deal. The savings are paying for it, but the equipment does not last like it did 40 years ago. Vice-Chairman Banks noted it is called planned obsolescence.

Vice-Chairman Banks made the motion to approve Resolution No. 2020-26. Commissioner McDonald seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Crawford, Jefferson, McDonald, Rhodes, Rios, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Walker

ABSTAIN: None

RESOLUTION NO. 2020-26—AUTHORITY TO ACCEPT THE PROPOSAL AND AUTHORIZE A CONTRACT FOR PERFORMANCE OF A PHYSICAL NEEDS ASSESSMENT AND AN ENERGY AUDIT OF HOUSING AUTHORITY DEVELOPMENTS WITH THE NELROD COMPANY.

Motion carried.

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Resolution No. 2020-27, authorizing the acceptance of the bid and authorizing a contract for the interior modernization of Plaza Towers Phase II, was introduced.

Mr. Shomin noted that Phase I at Plaza Towers should be wrapping up in December. The next contract for Phase II will pick up and go from here. There is a monthly charge for the elevator on the side of the building and the cost can be handed off to the next contractor. We had seven contractors bid on this work and they were competitive. We are getting three floors, in Phase II, for about the price of the first phase. All the bids were good, we have not had experience with the low bidder, but believe they are adequate to do the work. References all came back positive and staff is recommending accepting this bid.

Commissioner Rios made the motion to approve Resolution No. 2020-27. Commissioner Barber seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Crawford, McDonald, Rhodes, Rios, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Walker

ABSTAIN: \*Jefferson

RESOLUTION NO. 2020-27—RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE BID AND AUTHORIZING A CONTRACT FOR THE INTERIOR MODERNIZATION OF PLAZA TOWERS PHASE II.

Motion carried.

\*Abstained due to Internet connectivity issues.

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As a final thought, Chairman Watkins asked Mr. Scott about an update on the new maintenance facility. Mr. Scott noted they are finishing up the IT and there are a few items that need to be merged. There are a few electrical punch items that need to be completed and with that exception, we are close. He expects to get an occupancy permit next month. Mr. Shomin offered that we should be getting a temporary certificate of occupancy the end of November or first of December. Chairman Watkins asked how the move would be phased in. Mr. Scott noted that the administrative staff and inventory control would go first and then make sure they would handle the work order flow and then transition as we can, weather permitting. The carpenter and appliance shops would follow. The utilities are high in the old building and we need to get moved rather quickly. Vice-Chairman Banks noted that these are challenging times with hiring a new Executive Director and moving into the new maintenance facility which calls for prayers and to be thankful for someone like Tom Scott. He is impressed with the Board, the dialogue and their due diligence and they are doing well in their responsibility to the community. He commended everyone for their contribution. The Chairman agreed and asked that everyone have a wonderful Thanksgiving.

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

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Matthew T. Watkins, Chairman

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Thomas M. Scott, Executive Director/CEO

## Executive Director's Report

December 17, 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 (*not provided*)
  - I. Section 8 Utilization Report
  - J. Monthly Move-in and Move-outs

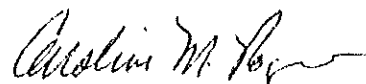
/s/ Thomas M. Scott  
Thomas M. Scott  
Executive Director/CEO

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

Description	Rate <sup>(a)</sup>	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$1,160,279.02	Liberty
Payroll Account	0.00%		\$42,843.26	Liberty
ACH Pymt Account	0.15%		\$36,648.43	Liberty
Rent Depository Account	0.00%		1,244,582.65	Bank of Labor
Rent Bank Deposit Accounts	0.70%		\$233,273.99	Various
Homeless Prevention Program	0.90%		5,613.80	Bank of Labor
Sponsorship Program	0.50%		19,744.02	Bank of Labor
Section 8 Checking	0.00%		628,034.29	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$38,789.65	Liberty
KCKHA Debt Service Account			\$393,738.08	Deutsche Bank
CD#120245349	0.15%	02/26/21	\$500,000.00	Bank of Labor

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

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

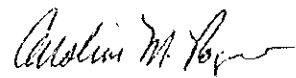


Caroline M. Rogers  
Director of Finance

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

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	<b>Rent &amp; Other Charges</b>	<b>Repayment Agreements</b>	<b>Net Total</b>
Accounts Receivable (Amounts Delinquent)	\$268,061.20	(\$105,648.05)	\$162,413.15
 Total Charges to Tenants for Month			 \$416,108.86
 Delinquency Ratio			 39.03%
 Petitioned to Court			 <u>2</u>
 Praecipes Issued			 <u>2</u>
 Evictions			 <u>1</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 NOVEMBER '20

**\*MAINTENANCE COSTS\***

BAILEY INDUSTRIAL CLEANING	\$3,540.00
Booney's Lawn Service	\$1,025.00
Carpet Corner Inc.	\$12,447.94
CINTAS CORPORATION No. 2	\$1,660.07
CITRIN COOPERMAN & COMPANY	\$4,500.00
DAVID ALLEN HENDERSON DBA	\$1,305.00
DAVID ALLEN HENDERSON DBA	\$1,285.00
Design Mechanical, Inc.	\$1,463.25
Ferguson Enterprises Inc.	\$1,670.42
Fire & Security Solutions	\$1,446.45
First Call Restoration, Inc	\$3,565.45
H.D. Supply	\$8,405.04
Home Depot Pro-SupplyWorks	\$1,456.82
Klemp Electric Mach. Co. Inc.	\$2,285.04
Lowe's	\$2,253.37
Martin Mechanical Corporation	\$2,082.00
Mccray Millwork	\$1,277.52
Mcqueeny Group Inc	\$3,303.52
MEI TOTAL ELEVATOR SOLUTIONS	\$2,637.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$2,740.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$2,070.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$1,770.00
Personal Touch Lawn Service	\$2,910.00
Plumb Supply Company, LNX	\$5,284.68
Plumb Supply Company, LNX	\$1,892.31
Precision Plumbing & Construct, Inc	\$5,225.00
PRESTO-X	\$1,800.00
QUINN CONCRETE	\$1,850.00
ROYAL TREE SERVICE	\$3,150.00
SMITH SERVICE, LLC	\$1,250.00
Stanion Wholesale Elec. Co.	\$2,323.93
SUTTON REMODELING, LLC	\$3,200.00
SUTTON REMODELING, LLC	\$2,560.00
SUTTON REMODELING, LLC	\$1,500.00
United Chemical	\$1,196.00
Vestals Welding & Fabrication	\$1,980.00
Waste Management	\$9,947.55
WM Corporate Services, Inc as Payment Ag	\$1,258.56

**\*MISCELLANEOUS\***

American Express	\$2,090.60
AT&T	\$6,424.64
AT&T	\$2,214.42



ConvergeOne, Inc	\$1,186.80
ENTERPRISE FM TRUST	\$5,261.77
HARRG INC	\$44,781.00
Housing Insurance Serv. Inc.	\$85,494.00
Johnson Controls Inc.	\$63,232.00
Kansas Public Employ Ret Syst-After Retirement	\$1,710.00
Kansas Public Employ Ret Syst-After Retirement	\$1,635.00
Kansas Public Employ Ret Syst-After Retirement	\$1,635.00
Kansas Public Employ Ret Syst-After Retirement	\$1,140.00
Kinkos Fedex	\$1,750.00
Lockton Companies	\$14,174.00
MASTERCARD	\$1,441.62
New Village Printing & Promotional, LLC	\$1,527.88
New Village Printing & Promotional, LLC	\$1,126.99
OFFICE ESSENTIALS, INC	\$1,916.60
Office of the Fire Marshal	\$2,050.00
ONLINE INFORMATION SERVICES, INC	\$2,257.50
PayLease, LLC	\$3,331.29
PayLease, LLC	\$3,279.86
SCOTT & ASSOCIATES, LLC	\$11,400.00
SCOTT & ASSOCIATES, LLC	\$10,900.00
Sherwin-Williams Co	\$1,682.97
Time Warner Cable	\$1,448.32
U.S BANK EQUIPMENT FINANCE	\$3,089.76
Verizon Wireless	\$2,118.69
WEX BANK	\$3,895.66
WILLIAM W. HUTTON ATTORNEY AT LAW	\$1,050.00

**\*MODERNIZATION\***

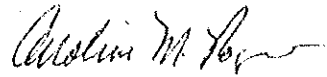
Allison & Alexander, Inc	\$163,627.37
Archetype Design Group Inc	\$22,330.00
CVR Associates, Inc	\$8,381.98
Kansas Golf and Turf, Inc	\$5,000.00
Sherwin-Williams Co	\$2,123.45
Sherwin-Williams Co	\$2,003.77
Sherwin-Williams Co	\$1,435.25
Stanion Wholesale Elec. Co.	\$2,988.73
Stanion Wholesale Elec. Co.	\$2,231.76
WSKF ARCHITECTS, INC	\$3,869.34

**\*PAYROLL COSTS\***

Blue Cross Blue Shield Of KC	\$93,802.05
Kansas Payment Center	\$1,109.57
Kansas Public Employ Ret Syst	\$30,878.57
Kansas Public Employ Ret Syst	\$30,750.72
Nationwide Retirement Solution	\$2,285.00
UMB HEALTH SAVINGS ACCT	\$1,738.13

**\*UTILITIES**

Atmos Energy	\$1,353.58
Board Of Public Utilities	\$75,985.43
Board Of Public Utilities	\$73,121.14
Board Of Public Utilities	\$61,871.67
Kansas Gas Service	\$4,020.74
Kansas Gas Service	\$3,737.73



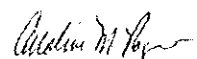
Caroline M. Rogers  
Director of Finance

**Kansas City, Kansas Housing Authority**  
**Operating Receipts and Expenditures**  
**For Period Ending October 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
<b>OPERATING INCOME:</b>									
Dwelling Rent				\$2,762,669.60	55%	\$5,047,070.00			
Fraud Recovery Income							\$53,930.45		
Interest Income	\$624.67	43%	\$1,460.00	\$3,633.63	41%	\$8,780.00			
Tenant Income				\$149,347.67	38%	\$390,712.00			
Transfer from CFP				\$1,022,685.08	100%	\$1,018,928.00			
Other Income	\$507,802.93	104%	\$489,554.00	\$72,647.31	77%	\$94,077.00	\$1,772.79		
Fee for Services - COCC	\$362,800.08	24%	\$1,500,087.00						
Management Fees	\$1,172,116.57	64%	\$1,828,145.00						
Total Operating Income	\$2,043,344.25	54%	\$3,819,246.00	\$4,010,983.29	61%	\$6,559,567.00	\$55,703.24		
Operating Subsidy				\$4,429,279.99	57%	\$7,763,316.00			
Section 8 Admin Fees							\$520,825.60	67%	\$777,301.00
<b>Total Operating Receipts</b>	<b>\$2,043,344.25</b>	<b>54%</b>	<b>\$3,819,246.00</b>	<b>\$8,440,263.28</b>	<b>59%</b>	<b>\$14,322,883.00</b>	<b>\$576,528.84</b>	<b>74%</b>	<b>\$777,301.00</b>
<b>OPERATING EXPENSES:</b>									
Administrative Salaries	\$521,935.16	54%	\$959,077.00	\$617,753.85	56%	\$1,096,386.00	\$198,335.94	64%	\$309,206.00
Management Fees				\$995,329.57	66%	\$1,514,196.00	\$176,787.00	56%	\$313,950.00
Other Admin Expenses	\$102,345.79	50%	\$202,958.00	\$164,868.16	51%	\$324,678.00	\$30,881.17	75%	\$41,231.00
<b>Tenant Services</b>									
Tenant Services Salaries				\$7,582.44					
Resident Assoc Expenses				\$972.83	4%	\$26,046.00			
Other Expenses				\$4,322.80	25%	\$17,402.00			
<b>Total Utilities</b>	<b>\$22,631.15</b>	<b>44%</b>	<b>\$51,658.00</b>	<b>\$1,473,856.58</b>	<b>52%</b>	<b>\$2,827,169.00</b>			
Maintenance Salaries	\$249,777.47	20%	\$1,262,794.00	\$1,376,631.56	87%	\$1,580,154.00			
Maint Materials	\$212,761.49	148%	\$143,450.00	\$149,458.73	22%	\$683,095.00	\$632.36	36%	\$1,737.00
Fee for Services - COCC				\$362,800.08	24%	\$1,500,087.00			
Other Maint Contracts	\$196,362.76	87%	\$224,744.00	\$756,283.39	62%	\$1,214,085.00	\$14,745.29	138%	\$10,687.00
Security Salaries									
Other Security Expense	\$666.29	27%	\$2,500.00	\$85,925.86	52%	\$164,235.00			
Insurance	\$73,463.57	68%	\$108,252.00	\$314,264.07	57%	\$555,162.00	\$13,334.82	56%	\$23,983.00
Terminal Leave Payments									
Employee Benefit Contributions	\$425,626.33	53%	\$798,175.00	\$587,460.01	61%	\$961,508.00	\$58,461.51	53%	\$111,078.00
Collection Losses				\$232,400.28	55%	\$425,500.00			
Interest Expense				\$348,046.79	58%	\$596,652.00			
Other General Expense	\$1,974.27			\$437.00	36%	\$1,198.00	\$6,064.23	55%	\$11,000.00
Total Routine Expenses	\$1,807,544.28	48%	\$3,753,608.00	\$7,478,394.00	55%	\$13,487,553.00	\$499,242.32	61%	\$822,872.00
Extraordinary Maintenance									
Depreciation Expense									
COVID	\$108,264.73			\$83,753.90			\$46,245.77		
Casualty Losses - Net				(\$27,765.23)					
<b>Total Operating Expenses</b>	<b>\$1,915,809.01</b>	<b>51%</b>	<b>\$3,753,608.00</b>	<b>\$7,534,382.67</b>	<b>56%</b>	<b>\$13,487,553.00</b>	<b>\$545,488.09</b>	<b>66%</b>	<b>\$822,872.00</b>
Prior Year Adjustments									
<b>Total Operating Expenditures</b>	<b>\$1,915,809.01</b>	<b>51%</b>	<b>\$3,753,608.00</b>	<b>\$7,534,382.67</b>	<b>56%</b>	<b>\$13,487,553.00</b>	<b>\$545,488.09</b>	<b>66%</b>	<b>\$822,872.00</b>
<b>Gain/(Loss) from Operations</b>	<b>\$127,535.24</b>		<b>\$65,638.00</b>	<b>\$905,880.61</b>		<b>\$835,330.00</b>	<b>\$31,040.75</b>		<b>(\$45,571.00)</b>

\*\*\* October is the 7th month of the Fiscal Year Ending March 31st

\*\*\* Percentage 58.3% or 7/12th of the year



Caroline Rogers  
 Director of Finance

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

**CUSTOMER SERVICE & SATISFACTION SURVEY - NOVEMBER 2020**

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
11/02/20	71	10	81	2	2	0	8
11/03/20	117	19	136	4	4	0	15
11/04/20	85	7	92	1	1	0	6
11/06/20	73	11	84	2	2	0	9
11/09/20	98	23	121	6	6	0	17
11/12/20	94	10	104	4	4	0	6
11/13/20	128	18	146	3	3	0	15
11/16/20	83	11	94	3	3	0	8
11/18/20	79	14	93	5	5	0	9
11/19/20	115	16	131	2	2	0	14
11/23/20	82	20	102	7	7	0	13
11/24/20	83	21	104	4	4	0	17
11/25/20	100	24	124	4	4	0	20
11/30/20	79	17	96	3	3	0	14
<b>TOTAL</b>	<b>1,287</b>	<b>221</b>	<b>1,508</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>171</b>
				(a)	(c)	(d)	(b)

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

- (a) Residents Contacted 23% of the service work orders completed
- (b) No Response 77% 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	33	70	103
Units in Mod	10	22	32
Juniper in Mod	121	0	121
Fire Units	0	0	0
Defer Maint	4	2	6
Rentable Units	17	47	95
Move-Ins	4	7	11
Move-Outs	8	20	28
Units Available	8	19	27

# Kansas City, Kansas Housing Authority November 2020 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	UNITS IN MOD	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 *M(7) D(12) JUNIPER GARDENS	265	142	2	121	99%	100%
K1-2 D(1) ST. MARGARETS PARK	100	96	4		96%	97%
K1-3 D(1) CYRUS K. HOLIDAY	60	56	4		93%	93%
K1-4 *M(1) D(8) WYANDOTTE TOWERS	302	280	22		93%	93%
K1-5 *M(2) D(1) BELROSE MANOR	90	85	5		94%	93%
K1-6 Elderly DOUGLAS HEIGHTS	101	91	10		90%	96%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	97	2		98%	98%
K1-7 D(1) SCATTERED SITES	24	22	2		92%	92%
K1-9 D(1) SCATTERED SITES	30	27	3		90%	93%
K1-10 *M(2) SCATTERED SITES	42	40	2		95%	95%
K1-11 M(1) D(1) GRANDVIEW PARK	40	37	2	1	95%	98%
K1-12 D(2) CHALET MANOR	66	61	5		92%	97%
K1-13 WELBORN VILLA	80	76	4		95%	100%
K1-14 BETHANY PARK TOWERS	153	141	12		92%	99%
K1-15 *M(6) SCATTERED SITES	20	11	-	9	100%	100%
K1-17 *M(1) GLANVILLE TOWERS	108	104	3	1	97%	97%
K1-18 ROSEDALE TOWERS	122	120	2		98%	95%
K1-20 D(1) WESTGATE TOWERS	163	153	10		94%	96%
K1-21 D(1) SCATTERED SITES	8	8	-		100%	100%
K1-22 WESTGATE VILLA	20	20	-		100%	100%
K1-23 D(1) SCATTERED SITES	38	37	1		97%	97%
K1-24 M(18) PLAZA TOWERS	115	87	7	21	94%	77%
K1-25 D(1) SCATTERED SITES	12	11	1		92%	92%
Sub-Total before Adjustments	2,058	1,802	103	153	95%	95%
Less: # of Deprogrammed Units	31	31				
	-	-	-			
Total Units Available for Occupancy	2,027	1,771	103	153	95%	97%

(\*) Modernization units

## **MODERNIZATION AND DEVELOPMENT REPORT** **DECEMBER, 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. The Actual Modernization Cost Certificate has been submitted to HUD to close this program.

### **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. The Actual Modernization Cost Certificate has been submitted to HUD to close this program.

### **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.

All funds in the 2015 Capital Fund Program Grant have been obligated and nearly expended. This program is being prepared for close-out.

#### **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. The Actual Modernization Cost Certificate has been submitted to HUD to close this program.

#### **CAPITAL FUND PROGRAM 2016**

The funding amount for this program is \$2,910,265.00. The public hearing and final budget were presented to the residents on December 2<sup>nd</sup>, 2015. The Capital Fund Program 2016 was approved at the December 17<sup>th</sup>, 2015 Board meeting. Approval of the 2016 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD. 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 29<sup>th</sup>, 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. All elevator work at both towers is now complete. Final paperwork is being prepared to close out 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 7<sup>th</sup>, 2016. The Capital Fund Program 2017 was approved at the December 15<sup>th</sup>, 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; K1-53 Chalet Manor Slope Stabilization.

### **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 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> 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 8<sup>th</sup> Floor. All residents on the 7<sup>th</sup> Floor were moved to the 8<sup>th</sup> Floor on 6/23 to 6/25. January 4<sup>th</sup> is tentatively scheduled as the date to give residents a notice to relocate from the 6<sup>th</sup> floor to the 7<sup>th</sup> floor, with January 19<sup>th</sup> to begin the relocation.

### **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 9<sup>th</sup> & 10<sup>th</sup> and is now complete.

### **K1-53 DOUGLAS HEIGHTS HVAC REPLACEMENT**

Bids were received on June 26<sup>th</sup>, 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 30<sup>th</sup>, 2019. Notice to Proceed was issued on October 29<sup>th</sup>, 2019. All work is completed and accepted. Awaiting submission of close-out documentation to close this project.

### **K1-57 PLAZA TOWER INTERIOR MODERNIZATION PHASE 1 (Floors 7 and 8)**

Bids were received on July 15<sup>th</sup>, 2019 and revised bids were received on August 2<sup>nd</sup>, 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 23<sup>rd</sup>, 2019. Notice to proceed was issued

on September 11<sup>th</sup>, 2019. Work on the 8<sup>th</sup> Floor is complete. Work began on the 7<sup>th</sup> floor on June 29<sup>th</sup>. 7<sup>th</sup> floor is nearing completion, should reach substantial completion by Dec 18, 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 6<sup>th</sup>, 2017. The Capital Fund Program 2018 was approved at the December 21<sup>st</sup>, 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 and K1-56 and K1-57 Glanville, Rosedale, and Plaza Towers Security Camera Improvements.

#### **K1-54 SCATTERED SITE 7 HVAC IMPROVEMENTS**

Bids were received on March 11<sup>th</sup>, 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 6<sup>th</sup>, 2020. All work is complete and accepted. Final paperwork and pay application pending to close out this project.

#### **K1-53 CHALET MANOR HVAC IMPROVEMENTS**

Bids were received on March 25<sup>th</sup>, 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 29<sup>th</sup>, 2020. All work is complete and accepted. Final paperwork is pending to close out this project.

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

Bids were received on April 1<sup>st</sup>, 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 6<sup>th</sup>, 2020. All fire panel installations are completed and accepted. Final paperwork is pending to close out this project.

#### **K1-55, K1-56, AND K1-57 WYANDOTTE, BETHANY PARK, DOUGLAS HEIGHTS, GLANVILLE, ROSEDALE, WESTGATE, AND PLAZA TOWERS - SECURITY ENTRY ACCESS EQUIPMENT IMPROVEMENT**

Bids were received on September 16, 2020 for this project. Three bids were received. The apparent low bidder is Kenton Brothers, Inc. with a bid of \$43,834.33. The architect

and the consultant are currently reviewing the bids. Since the low bid amount is below the threshold of \$75,000 requiring Board of Commissioners approval. The architect has reviewed Kenton Brothers Inc bid and has recommended acceptance. Awaiting the submission of required paperwork needed for Notice to Proceed.

#### **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 5<sup>th</sup>, 2018. The Capital Fund Program 2019 was approved at the December 20<sup>st</sup>, 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 6<sup>th</sup>, 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 13<sup>th</sup>, 2018. Notice to Proceed was issued on September 27<sup>th</sup>, 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 8<sup>th</sup>, 2019. Construction was restarted in November of 2019. Project is nearing substantial completion. Superintendent for Allison & Alexander states that the final inspection request will be submitted to the UG, on or about 12/14/2020.

#### **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 4<sup>th</sup>, 2019. The Capital Fund Program 2020 was approved at the December 19<sup>th</sup>, 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, The Unified Government has completed the environmental review for projects in this program. Request for Release of Funds has been requested and received. Projects can now begin.

#### **K1-56 DOUGLAS HEIGHTS ELEVATOR MODERNIZATION**

The Board authorized this as an emergency repair at the July 2020 Board Meeting and awarded a modernization contract to Minnesota Elevator Inc., in the mount of \$494,487.00. Minnesota Elevator Inc. has completed an assessment of the equipment needed and has ordered the equipment. Work began on September 1st, 2020 and is progressing well.

#### **K1-57 PLAZA TOWER INTERIOR MODERNIZATION PHASE 2 (Floors 4,5 and 6)**

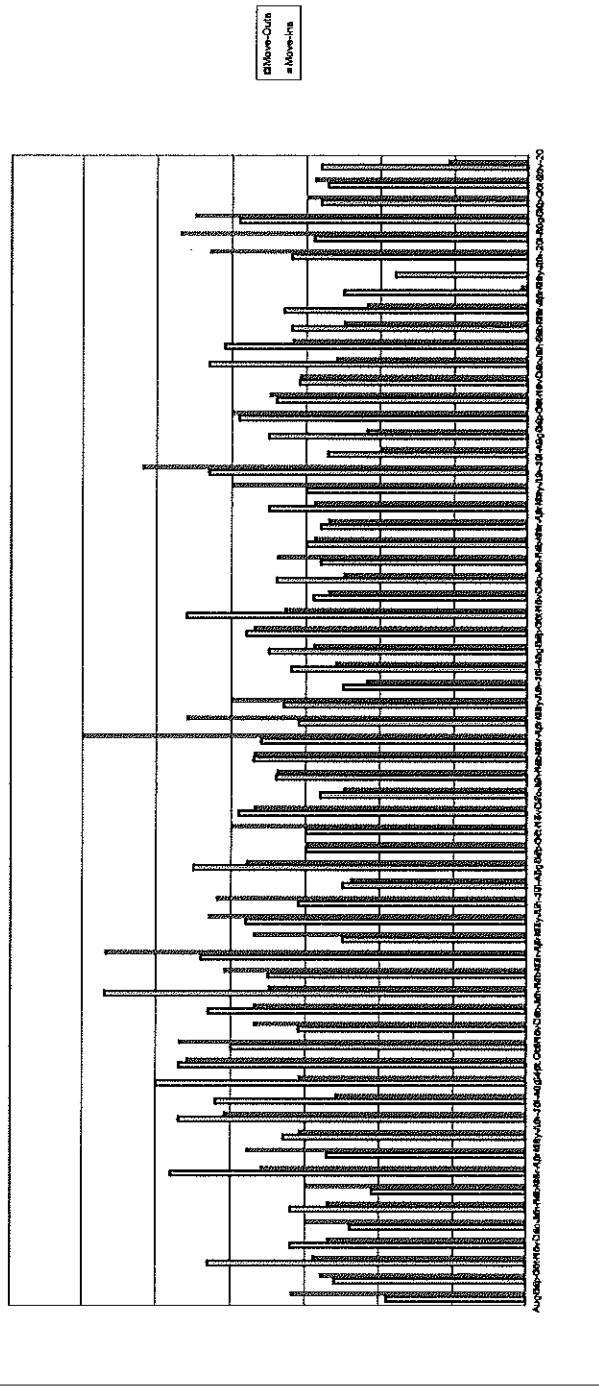
Bids were received on November 10<sup>th</sup>, 2020 for this project. The Board authorized the award of a contract at the November 2020 meeting, to Infinity Group LLC, in the amount of \$2,238,310.00. Pre-construction meeting was held on December 8,2020. Awaiting the submission of required paperwork prior to issuing Notice to Proceed.

Month	Year	Units	HAP
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
August	2020	1284	852,643
September	2020	1271	854,329
October	2020	1258	835,809
November	2020	1253	845,197
December	2020	1249	828,751

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Kansas City, Kansas Housing Authority  
Move-Ins and Move-Outs - July 2015 - Nov 2020

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
Sep-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	32	43
Jul-20	29	47
Aug-20	39	45
Sep-20	28	30
Oct-20	27	29
Nov-20	28	11

Chart Title



Kansas City, Kansas Housing Authority  
Board of Commissioner's Meeting  
December 17, 2020

**New Business Consent Item:** Authority to Declare the Elevator Repair and Modernization an Emergency and Authorize a Contract for the Repair and Modernization of Elevator Equipment at Rosedale Towers located at 2314 West 39<sup>th</sup> Avenue in Kansas City, Kansas with MEI Total Elevator Solutions

Resolution No. 2020-28

**Background:**

The Kansas City Kansas Housing Authority has entered a service and maintenance contract with MEI Total Elevator Solutions (MEI) for service and maintenance of elevator equipment at seven of the Housing Authority high-rises.

MEI brought to the Housing Authority's attention, after repeated repair attempts recently, that the equipment at Rosedale Towers is obsolete and parts are no longer available to repair the existing elevator equipment. Currently, one elevator at Rosedale Towers that is not operational and is unrepairable due to repair parts not available. The other elevator is operational, but with problems, and has created an emergency. Housing Authority policy is always to maintain at least one elevator operational in all our towers. At this time, with the condition of the equipment at Rosedale Towers, this is not warranted or guaranteed.

**Current Issue:**

Due to the current situation with the elevators at Rosedale Towers, 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. Therefore, staff is requesting a variance to the Housing Authority's procurement policy and to declare the elevator repair at Rosedale Towers 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 nonproprietary equipment and bring the elevator equipment up to current code.

MEI's quote to modernize the elevator equipment is \$370,601. This includes new: controllers, fixtures, door equipment, machine room equipment, hoist way equipment, hoist way and machine room wiring. This estimate is comparable to other elevator modernization done recently.

Staff is requesting a variance to our procurement policy. Declaring the elevator repair and modernization an emergency and authorize a contract with MEI for the repair and modernization of the elevator equipment at Rosedale Towers in the amount of \$370,601.

Attached is a resolution that will authorize a variance to our procurement policy, declaring the elevator repair and modernization an emergency, and authorize the Housing Authority entering into a contract with MEI Total Elevator Solutions for repair and modernization of elevator equipment at Rosedale Towers located at 2314 West 39<sup>th</sup> Avenue in the amount of \$370,601.

Staff recommends approval of this resolution.

**Board Action:**

Approve Resolution No. 2020-28, if Appropriate.

**RESOLUTION NO. 2020-28**

**AUTHORITY TO DECLARE THE ELEVATOR REPAIR AND MODERNIZATION AN EMERGENCY AND AUTHORIZE A CONTRACT FOR THE REPAIR AND MODERNIZATION OF ELEVATOR EQUIPMENT AT ROSEDALE TOWERS LOCATED AT 2314 WEST 39<sup>TH</sup> AVENUE IN KANSAS CITY, KANSAS, WITH MEI TOTAL ELEVATOR SOLUTIONS**

**WHEREAS**, the Housing Authority has been informed of a serious and eminent situation regarding elevator equipment at Rosedale Towers; and

**WHEREAS**, the elevator equipment and software at Rosedale Towers is obsolete and parts are no longer available; and

**WHEREAS**, currently one elevator is not operational, and the other is having operational problems; and

**WHEREAS**, the Housing Authority to maintain elevator service in this Tower must act quickly and is requesting a variance in its procurement policy and to declare the elevator repair and modernization at Rosedale Towers 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 Rosedale Towers to correct the current situation; and

**WHEREAS**, MEI Total Elevator Solutions has estimated the repair and modernization of elevator equipment at Rosedale Towers in the amount of \$370,601; 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 authorize entering into a contract for the repair and modernization of elevator equipment at Rosedale Towers located at 2314 West 39<sup>th</sup> Avenue with MEI Total Elevator Solutions in Kansas City, Kansas in the amount of \$370,601.

**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 authorizes entering a contract for elevator repair and modernization at Rosedale Towers located at 2314 West 39<sup>th</sup> Avenue in Kansas City, Kansas with MEI Total Elevator Solutions in the amount of \$370,601.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Board of Commissioners does hereby approve Resolution No. 2020-28.

Kansas City, Kansas Housing Authority  
Board of Commissioner's Meeting  
December 17, 2020

New Business Discussion Item: Certifications of Compliance with PHA Plans and Related Regulations (5-Year PHA Plan for Fiscal Years 2021-2025)

Resolution No. 2020-29

**Background:**

HUD requires PHA's that participate in the Capital Fund Program (CFP) to submit a five-year plan showing proposed capital improvements over the next five years. A fixed five-year plan or a rolling five-year plan can be utilized. The Kansas City, Kansas Housing Authority utilizes a rolling five-year plan that requires annual approval by its Board of Commissioners. The current five-year plan is generated utilizing input from residents in planning meetings, input from management and maintenance staff, and needs assessments for the Housing Authority developments.

The public is given a 45-day period to comment on the proposed 2021 CFP Five-Year Plan. A public hearing was held December 2, 2020 at 4:00 p.m. to discuss the Housing Authority's Annual Plan and the proposed 2021 CFP Five-Year Plan. Comments received in the 45-day period and the public hearing are incorporated into the five-year plan as needed.

The plan will be submitted to HUD for review after approval by the Housing Authority. Once HUD has approved the plan and Congress decides on funding appropriation, HUD will notify the Housing Authority of the amount of the 2021 CFP Grant and send out Annual Contributions Contracts (ACC) for signature. Funding is then made available for obligation and expenditure.

**Current Issue:**

HUD requires that the Housing Authority submit a board approved rolling five-year CFP plan. This requires the Board of Commissioners of the Housing Authority pass a resolution approving the proposed 2021 CFP Five-year Plan and submit the following certifications: Certifications of PIC Data; Disclosure of Lobbying Activities Standard Form; Civil Rights Compliance Form; and Certification of Compliance with Public Hearing Requirements.

**Board Action:**

Approve Resolution No. 2020-29, if Appropriate.



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

## Expires 4/30/2011

[illegible]

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary

PHA Name: Kansas City Kansas Housing Authority	Grant Type and Number Capital Fund Program Grant No: KS 16P00150121 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2021 FFY of Grant Approval: 2021
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Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost
15	Amount of Annual Grant (sum of lines 2 - 14)	\$3,467,653.00	
16	Amount of line 15 Related to LBP Activities		
17	Amount of line 15 Related to Section 504 Activities		
18	Amount of line 15 Related to Security - Soft Costs		
19	Amount of line 15 Related to Security - Hard Costs		
20	Amount of line 15 Related to Energy Conservation Measures		
Signature of Executive Director Thomas M. Scott		Date	Signature of Public Housing Director
			Date

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

## Federal FY of Grant: 2021

[illegible]<sup>2</sup> To be completed for the Performance and Evaluation Report

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

PHA Name: Kansas City Kansas Housing Authority

### Reasons for Revised Target Dates <sup>1</sup>

[illegible]

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# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

## Part I: Summary

HA Name/Number Kansas City Kansas Housing Authority / KS001		Locality (City/County & State) Kansas City / Wyandotte County, Kansas		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY __ 2021 __	Work Statement for Year 2 FFY __ 2022 __	Work Statement for Year 3 FFY __ 2023 __	Work Statement for Year 4 FFY __ 2024 __	Work Statement for Year 5 FFY __ 2025 __
Physical Improvements	Approved: \$2,263,665.00	\$2,263,665.00	\$2,433,655.00	\$2,385,000.00	\$2,423,705.00
Subtotal					
Management Improvements		\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
PHA-Wide Non-dwelling Structures and Equipment			\$200,000.00		\$0.00
Administration		\$364,978.00	\$302,494.00	\$341,199.00	\$302,494.00
Other(relocation,appliances,AE)		\$164,000.00	\$134,000.00	\$164,000.00	\$164,000.00
Operations		\$600,000.00	\$322,494.00	\$502,444.00	\$502,444.00
Demolition					
Development					
Capital Fund Financing – Debt Service					
Total CFP Funds		\$3,467,643.00	\$3,467,643.00	\$3,467,643.00	\$3,467,643.00
Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
Grand Total		\$3,467,643.00	\$3,467,643.00	\$3,467,643.00	\$3,467,643.00

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

## Part I: Summary (Continuation)

HA Name/Number Kansas City Kansas Housing authority / KS001		Locality (City/county & State) Kansas City / Wyandotte County, Kansas		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY _2021_	Work Statement for Year 2 FFY _2022_	Work Statement for Year 3 FFY _2023_	Work Statement for Year 4 FFY _2024_	Work Statement for Year 5 FFY _2025_
	Annual Statement				
K1-51 Juniper Gardens					
K1-52 Family North		\$450,000.00	\$1,193,655.00	\$400,000.00	\$400,000.00
K1-53 Family South				\$400,000.00	333,705.00
K1-54 Scattered Sites		\$160,000.00			\$400,000.00
K1-55 Wyandotte Tower				\$120,000.00	
K1-56 Elderly East				\$1,054,000.00	\$1,054,000.00
K1-57 Elderly West		\$1,067,665.00	\$1,054,000.00		
K1-ALL		\$1,789,978.00	\$1,219,988.00	\$1,318,643.00	\$1,279,938.00

**U.S. Department of Housing and Urban Development**  
**Office of Public and Indian Housing**  
**Expires 4/30/2001**

Work Statement for Year _____ FFY _____	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Work Statement for Year: _____ FFY _____	Development Number/Name	General Description of Major Work Categories	Estimated Cost

[illegible]

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001

Work Statement for Year _____ FFY _____	Work Statement for Year: _____ FFY _____
Development Number/Name	Development Number/Name
General Description of Major Work Categories	General Description of Major Work Categories
Estimated Cost	Estimated Cost

[illegible]



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

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

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

**RESOLUTION 2020-29**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2021 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

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

11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Kansas City Kansas Housing Authority  
PHA Name

KS001  
PHA Number/HA Code

       Annual PHA Plan for Fiscal Year 20      

  X   5-Year PHA Plan for Fiscal Years 2021 - 2025

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

Name of Authorized Official

Title

Matthew Watkins

Chairman of the Board of Commissioners Kansas City Kansas Housing Authority

Signature

Date December 17, 2020

Kansas City, Kansas Housing Authority  
Board of Commissioner's Meeting  
December 17, 2020

**New Business Discussion Item:** Certifications of Compliance with PHA Plans and Related Regulations (Annual Plan for Fiscal Year 2021)

Resolution No. 2020-30

**Background:**

HUD requires that each PHA prepare and submit an Annual Plan.

The public was given a 45-day period to comment on the proposed 2021 Annual Plan. The 2021 Annual Plan was posted on the KCKHA website, all site and administrative offices and the Community Development Office at the Wyandotte County/Kansas City, Kansas Unified Government City Hall. The plan was emailed to the Presidents of the site Resident Councils. No public comments were received.

Once approved by the Housing Authority's Board, the plan will be submitted to HUD.

**Current Issue:**

HUD requires that the Board of Commissioners of the Housing Authority pass a resolution approving the proposed 2021 Annual Plan and submit the following certifications: Certification by State or Local Official of PHA Plans Consistency with the City Consolidated Plan or State Consolidated Plan, Civil Rights Compliance Form, Certification of Drug-Free Workplace, Certification of Disclosure of Lobbying Activities.

**Board Action:**

Approve Resolution No. 2020-30, if Appropriate.



Kansas City, Kansas  
Housing Authority

ANNUAL PLAN  
FY 2021

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>																										
<b>A.1</b>	<p>PHA Name: <u>Kansas City, Kansas Housing Authority</u> PHA Code: <u>KS001</u>          PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA          PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2021</u>          PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)          Number of Public Housing (PH) Units <u>2058</u> Number of Housing Choice Vouchers (HCVs) <u>1642</u>          Total Combined Units/Vouchers <u>3700</u>          PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortium: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) In the Consortium</th> <th rowspan="2">Program(s) not in the Consortium</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) In the Consortium	Program(s) not in the Consortium	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code					Program(s) In the Consortium	Program(s) not in the Consortium	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

<b>B.</b>	<b>Annual Plan Elements</b>					
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>					
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>Per Regional Conversion 24CFR971, Subpart A, also, HUD notice 2019-10 (HA), HUD has required that (Juniper Gardens (AMP 51)) be removed from the Public Housing Inventory; The KCKHA has prepared a relocation plan and a disposition application for Juniper Gardens (AMP 51) and has submitted to SAC for approval . Once approval is received, implementation will begin FY2021. No project-based vouchers will be used, only Tenant Protected Vouchers.</b></p> <p><b>HUD is providing TA Assistance on assessing all public housing properties in our portfolio for possible RAD conversion and/or other repositioning opportunities for KCKHA consideration.</b></p>					

	<p>There are currently MOD projects that require units HUD approved off-line at Plaza Towers (AMP57), Scattered Site-15 (AMP 54) and Juniper Gardens (Amp 51). The KCKHA currently has a Lead Paint Grant for testing and abatement. Allocation of funds has been deferred to FY2021 due to COVID-19 impairing implementation of plan.</p> <p>The KCKHA will begin negotiations with Bonner Springs Housing Authority in FY2021 to absorb all their PH units. This would accomplish the KCKHA's goal to expand its housing to stock for future replacement of obsolete units.</p>
B.3	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.5	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>While COVID-19 has changed the progress, it has not deterred the mission and goals of the KCKHA. An existing programming partnership "PC's for People" has paid off in dividends; the already in place free WiFi in our sites allowed our HA school children immediate access to their on-line virtual classrooms this fall. This interaction has led "PC's for People" to become our lead partner in the "EnVision Center" and expansion into other properties is planned for FY2021.</p> <p>The KCKHA has submitted a Self Sufficiency (ROSS) Grant. The intent of this grant program is to increase the number employed person(s) in PHA households and also to enhance independence for the elderly and disabled families within the agency.</p> <p>The KCKHA is repositioning Juniper Gardens and is committed to improving its housing options through RAD, Modernization, acquisition and if possible, new construction.</p> <p>The KCKHA has acquired CVR as the Relocation Firm for Juniper Gardens and anticipates 2 years to complete the relocation process. KCKHA is committed to helping all families in Juniper Gardens wanting to utilize TPV's to obtain that goal.</p> <p>The internal infrastructure IT upgrades are well underway, staff has been assigned updated hardware allowing for safe working conditions under COVID -19. Cloud-based software, servers, website, etc. upgrades are anticipated in FY2021 allowing for more resident and applicant interaction via computer access.</p> <p>The outdated and obsolete Maintenance Building should be closed and its replacement fully operational and utilized in FY2021.</p> <p>Improvement on housing management (PHAS score) and voucher management (SEMAP) along with customer satisfaction is a primary goal for 2021.</p> <p>At times when necessary the agency will continue to use forced labor for units needing substantial modernization.</p>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p>

	(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
B.7	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD-50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>KCKHA has a HUD approved 2020 5-year Plan since the HA utilizes a rolling 5-year CFP, the 2021 CFP is available for review.</p>

## Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.



- A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(d)(c))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR §903.7)

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1)) Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self-Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention.** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(c)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hopec/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hopec/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers (or addresses)), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demog\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demog_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). (24 CFR §903.7(e))

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

☐ Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §90.145(n)(1).

☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

- B.3 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))
- B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))
- B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))
- B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(e), 24 CFR §903.19)
- B.7 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

**C. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

- C.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or State  
Consolidated Plan  
(All PHAs)

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan

I, \_\_\_\_\_ Wilba J. Miller \_\_\_\_\_ the Director of Community Development \_\_\_\_\_  
Official 's Name Official's Title

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

\_\_\_\_\_ Kansas City, Kansas Housing Authority

\_\_\_\_\_  
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

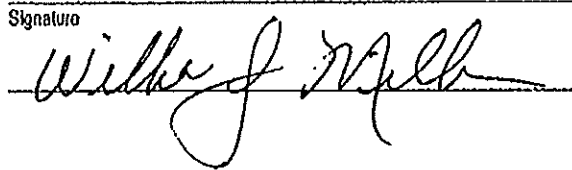
Impediments (AI) to Fair Housing Choice of the

\_\_\_\_\_ Unified Government of Wyandotte County/Kansas City Kansas \_\_\_\_\_  
Local Jurisdiction Name pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

The KCKHAs 2020 Annual Plan & capital Fund Plan is consistent with the UG's Plan and  
Regional Assessment of Fair Housing submitted to HUD. The KCK\_HA has met with the PHA  
resident councils. The annual plan includes components to repair, maintain and modernize family  
and elderly/disabled sites. In addition, the KCKHA is in the process of seeking opportunities to  
buy housing stock in order to deconcentrate public housing. KCKHA is developing a relocation  
plan for Juniper Gardens to be submitted in 2020.

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

Name of Authorized Official	Title
Wilba J. Miller	Director
Signature	Date
	12/2/2020

**Civil Rights Certification**  
***(Qualified PHAs)***

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

**Civil Rights Certification**

**Annual Certification and Board Resolution**

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

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

Kansas City, Kansas Housing Authority

KS001

PHA Name

PHA Number/HA Code

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

Name of Authorized Official

Title Interim Executive Director

Thomas M. Scott

Signature

Date

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:		
<b>6. Federal Department/Agency:</b>			<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$		
<b>10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):</b>			<b>b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):</b>		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the U.S. Government when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: Thomas M. Scott Title: Interim Executive Director Telephone No.: 913-281-3300 Date: 12/17/2020		
<b>Federal Use Only:</b>					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name  
Kansas City, Kansas Housing Authority

Program/Activity Receiving Federal Grant Funding

2021 Annual Plan and CFP

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

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

Name of Authorized Official

Thomas M. Scott

Title

Interim Executive Director

Signature

X

Date

12/17/2020

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

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

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning April 1, 2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

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



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

Kansas City, Kansas Housing Authority  
PHA Name

KS001  
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2021

\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

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

Name of Authorized Official

Matthew Watkins

Title

Chairman, Board of Commissioners KCKHA

Signature

Date