



# Agenda

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

### Special Meeting

Thursday, December 16, 2021  
12 noon

Wyandotte Towers  
915 Washington Blvd.

- I. Roll Call
- II. Approval of the Minutes  
Special Board Meeting November 18, 2021  
(Pages 1—7)
- III. Executive Director's Report  
(Pages 8—28)
- IV. Committee Reports
- V. New Business Consent Items:
  - Resolution No. 2021-27      Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that have Changed  
(Pages 29—36)
  - Resolution No. 2021-28      PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that have Changed  
(Pages 37—40)
- VI. New Business Discussion Items:
  - Resolution No. 2021-29      Recognizing Timothy J. Rhodes for his Valuable Service to the Housing Authority of the City of Kansas City, Kansas  
(Page 41)
  - Resolution No. 2021-30      Recognizing Denise Tomasic for her Valuable Service to the Housing Authority of the City of Kansas City, Kansas  
(Page 42)
  - Resolution No. 2021-31      Recognizing Charles Wilson for his Valuable Service to the Housing Authority

VII. Executive Session

VIII. Adjournment

This is an in-person meeting. Lunch will be served at noon.

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

Thursday, November 18, 2021  
12:30 p.m.

Held Electronically  
via Zoom

On the 18th day of November 2021 at 12:30 p.m. the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in special session. The meeting was called to order by Chairman Watkins, and upon roll call, the following members of the body were present:

Matthew T. Watkins, Chairman  
Rev. Jimmie L. Banks, Commissioner  
Rachel Jefferson, Commissioner  
P. Anne McDonald, Commissioner  
Timothy J. Rhodes, Commissioner  
J.D. Rios, Commissioner  
Cardelia Walker, Commissioner  
Linda Warner, Commissioner

ABSENT: Jacques Barber, Commissioner  
Broderick Crawford, Commissioner  
Charles Wilson, Commissioner

ALSO, PRESENT: Andrea Tapia, Executive Director/CEO  
Cherrie Escobar, Director of Section 8  
Gerald Glavin, Asst. Director of Housing Operations-FM  
Mark Hatchett, Asst. Director of Housing Operations-HM  
Sharron Davis-Mays, Social Services Coordinator  
Jacqueline D. Randle, Executive Services Manager  
Anthony J. Shomin, Director of Contract Administration  
Elaine Stroud, Director of Housing Operations  
Nebyu Tilahun, Director of Finance  
Kendra Tyler, Housing Management Coordinator

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

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Chairman Watkins called for approval of the minutes. Commissioner Rios made the motion to approve the minutes of October 21, 2021. Commissioner Rhodes seconded the motion, and the following vote was recorded:

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

NAYS: None

ABSENT: Barber, Crawford, Wilson

ABSTAIN: None

Motion carried.

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

- Ms. Tapia noted that the utility study results came in today. She is reviewing the study with Ms. Escobar and Mr. Tilahun. The results are 10 percent higher in some areas and 10 percent lower in other areas. They will go over the study and determine how to utilize the results of that study.
- Ms. Tapia advised that we are visiting with the Directors to go over the Operating Funds. We will update areas of our budget that need to be reviewed or expanded.
- Mental health awareness training will take place in January and will include self-care. Mental Health America of the Heartland will present a 3-hour presentation. Commissioner McDonald noted that she took a two-day mental health training at Johnson County mental health agency which was very helpful. She was glad to see our agency was doing this training. Ms. Tapia noted this training would be three days and three hours each day to reach the entire staff.
- The 504 Coordinator job is posted, and we are waiting to receive applications and then begin interviews.
- Ms. Tapia informed the Board that the Annual Plan and Five-Year plan is posted for the 45-day comment period. After this, the plans will be presented to Board.
- We are finished with the Departmental Enforcement Center (DEC) review and can close this out. The additional supportive documents were provided. The DEC did its review and officially closed out all the recommendations.
- We are waiting on the Declaration of Trust for the Bonner Springs Housing Authority transfer. Once the transfer occurs, we can begin receiving the funds from HUD.
- Ms. Tapia met with the Kansas Department of Children and Families (DCF) staff to discuss our Housing Choice Voucher (HCV) programs. They had questions about foster care and how that works with the HCV program guidelines.

- Ms. Tapia met with the Avenue of Life staff on October 13, 2021 and they are interested in partnering with the Housing Authority to reach families that could benefit from our combined services.
- Ms. Tapia met with Dr. Mosier of the Kansas City, Kansas Community College to discuss a partnership for the Family Self-Sufficiency (FSS) program participants.
- Ms. Tapia met with PC's for People. They have a new program grant that will allow them to get laptops and Internet services into the hands of participants at reduced cost or no cost. This has not been finalized. We are currently looking at the sustainability of this program.
- Ms. Tapia was a speaker for Impact KCK and Justice & Equity Coalition, Ms. Tapia presented information about the Kansas City, Kansas Housing Authority's programs and services.
- Lastly, Ms. Tapia and Ms. Tyler attended the Friends of Yates 20<sup>th</sup> annual Domestic Violence Community Awards Luncheon on behalf of Ms. Elaine Stroud who received the Clyde E. Townsend and Rosalyn Brown Distinguished Service Award.

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## **Committee Reports**

### **Bylaws**

*Commissioner Barber was not present at the board meeting today due to a family emergency.* He provided a written report in his absence and asked that Commissioner McDonald provide an oral report. Commissioner McDonald indicated the Bylaws committee met earlier this week. They acknowledged there is no mention in the bylaws regarding minimum meeting requirements. The committee is looking at requiring committees meet once a year and then as determined by the Chairperson and/or the Board Chairperson. She asked the Commissioners to get in touch with her or Commissioner Barber if they have any thoughts on this. Ms. Tapia asked that they discuss whether there are attendance requirements for board members. It was noted that our Commissioners are appointed by Unified Government Commissioners, so there is no way to enforce attendance requirements, but they would like to look at suggested standards for board attendance. Again, Commissioner McDonald asked for board feedback. On Commissioner Rios' recommendation, they also talked about it being helpful to have a more detailed orientation for new Commissioners. They discussed having a more formal process and possibility having the Bylaws committee be involved in the orientation of new Commissioners. The committee will be working on language to add to the policies and procedures. Lastly, they discussed that the policies and procedures are silent on permissible types of meeting. There is nothing regarding electronic meetings and this needs to be addressed. The Commissioners discussed the Open Meetings Act regarding meetings by Zoom and how visitors

could address the board. McDonald noted that any comments from the Board could be directed to her or Commissioner Barber.

### **Finance**

Commissioner McDonald noted they meet by Zoom on November 10, 2021. She stated that Mr. Tilahun went over income and expenses and the agency is in good shape. The security deposit change took up most of the meeting. The deposit is now \$50. Market value for a rent deposit is closer to \$400—\$600. Commissioner McDonald shared that Ms. Tapia explained that if a tenant is only going to lose \$50, they are more likely to leave with charges for damages than if the deposit was higher. Secondly, when a renter goes somewhere else, they will need a security deposit. Renters could do much better getting a \$200 deposit back rather than a \$50 deposit. Commissioner McDonald noted that the committee wants to find a sweet spot where it benefits both the tenant and the Housing Authority. During the Finance Committee meeting, Ms. Tapia offered there are agencies in the community that can help with deposits. Commissioner Rios was in favor of an increase to the deposit.

### **Personnel**

Vice-Chairman Banks noted they met last Tuesday. Commissioners Warner Barber and he met with Ms. Tapia. They discussed the Performance Appraisal process. Ms. Tapia has ideas she would like to incorporate. They discussed staffing challenges that may need to be discussed in Executive Session. This will be an ongoing process until it consummated and brought back to the Board for final approval.

### **Development**

Commissioner Rhodes indicated they did not meet.

### **Resident Participation**

Ms. Davis-Mays noted they met on November 9, 2021 to go over the Resident Participant funds. Humana gave a presentation on healthcare.

The following committees did not meet: Development, and Inclusion and Public Information.

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Chairman Watkins asked the Board to block out some time at 2 p.m. on December 2, 2021 for a special board meeting to be held in person at Wyandotte Towers.

### **New Business Consent Items:**

Chairman Watkins called for a vote on the consent agenda, Resolution Nos. 2021-25 and 2021-26. *Vice-Chairman Banks asked that Resolution No. 2021-26 be moved to the Discussion Agenda.*

Commissioner Rios made the motion to approve Resolution Nos. 2021-25. Vice-Chairman Banks seconded the motion, and the following vote was recorded:

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

NAYS: None

ABSENT: Barber, Crawford, Wilson

ABSTAIN: None

Motion carried.

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Resolution No. 2021-25, authority to reject bids from MegaKC Corporation and N.W. Rogers Construction, Inc. for the retaining wall repair and replacement for K1-54 (7) Scattered Sites in Kansas City, Kansas.

This resolution rejects the bids from MegaKC Corporation and N.W. Rogers Construction for the retaining wall repair and replacement at Scattered Sites K1-54 (7). The Invitation to Bid was advertised in the usual publications, posted on the Housing Authority's website, and mailed to contractors on our bidder's list. The pre-bid conference was held on October 20, 2021. The two bidders, Mega KC and N.W. Rogers bid this work. MegaKC's base bid was \$403,000 with no. 1 add alternate of \$15,000; but did not include add alternate no. 2. N.W. Rogers' base bid was \$396,100 with an add alternate no. 1 of \$71,780 and add alternate no. 2 of \$127,120. The architect's estimate for this work is a base bid of \$255,324; plus add alternate no. 2 for \$457,324. MegaKC's bid was incomplete for failure to include a price for add alternate no. 2 and N.W. Roger's bid is excessive for this work. The staff and architect recommend rejecting both bids and requires Board approval to do so. The project will be redesigned and rebid.

RESOLUTION NO. 2021-25—AUTHORITY TO REJECT THE BIDS RECEIVED FROM MEGAKC CORPORATION AND N.W. ROGERS CONSTRUCTION, INC. FOR THE RETAINING WALL REPAIR AND REPLACEMENT FOR K1-54 (7) SCATTERED SITES LOCATED AT APPROXIMATELY 5<sup>TH</sup> STREET AND CLEVELAND AVE. IN KANSAS CITY, KANSAS.

Motion carried.

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**New Business Discussion Item:**

Resolution No. 2021-26, authority to reject the proposal received from Vets Securing America for Security Services at K1-55 Wyandotte Towers located at 915 Washington Boulevard in Kansas City, Kansas.

Ms. Tapia noted we are rejecting Vets Securing America's (VSA) proposal. Ms. Tapia stated, since she began her employment in May, VSA staff have not been manning the security desk on a consistent basis. Their staff have not been showing up to work and/or leaving in the middle of their shift. We reached out to the Vice-President and they seem to not be capable of providing services. She noted it does not make sense to accept a proposal from a company that is not doing what they say they can do. Vice-Chairman Banks asked when the contract would terminate. Ms. Tapia noted the contract would terminate in February. Chairman Banks asked what action we would take when the contract expires. Ms. Tapia noted we could resubmit the proposal and hope to get other bidders or hire our own in-house security. She offered to say more in closed session. Vice-Chairman Banks thanked Ms. Tapia for the clarification.

Commissioner Rhodes made the motion to approve Resolution No. 2021-26. Commissioner Rios seconded the motion, and the following vote was recorded:

AYES: Banks, Barber, Crawford, Jefferson, McDonald, Rios, Walker, Warner, Watkins

NAYS: None

ABSENT: Rhodes, Tomasic, Wilson

ABSTAIN: None

RESOLUTION NO. 2021-26, AUTHORITY TO REJECT THE PROPOSAL RECEIVED FROM VETS SECURING AMERICA FOR SECURITY SERVICES AT K1-55 WYANDOTTE TOWERS LOCATED AT 915 WASHINGTON BOULEVARD IN KANSAS CITY, KANSAS.

Motion carried.

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Ms. Tapia noted there was one more proposal for the change in the dwelling lease. In our ACOP we need to be in compliance with the 504. She noted there is a memo for the Board to review. Chairman Watkins questioned if we would need to amend our lease to be in compliance. Ms. Tapia noted that was correct.

Chairman Watkins asked for a motion to accept the changes that Ms. Tapia is suggesting. Commissioner Warner asked that she be advised on what she was voting on. Ms. Andrea stated that the Board was voting on ACOP policies and the changes are attached. The changes are to provide reasonable accommodations without any barriers. Each section has been identified and highlighted and must be included in our lease as well. Commissioner Warner asked was this attached



in the board packet recently sent out. Ms. Tapia indicated yes. Commissioner Warner noted that she must have overlooked this, and McDonald echoed the same. Ms. Tapia referred Board members to page 31—36.

Commissioner Rios made a motion to accept the proposed changes. Commissioner Jefferson seconded the motion, and the following vote was recorded:

AYES: Banks, Barber, Crawford, Jefferson, McDonald, Rios, Walker, Warner, Watkins

NAYS: None

ABSENT: Rhodes, Tomasic, Wilson

ABSTAIN: None

Motion carried.

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### **Executive Session**

Chairman Watkins called for a 15-minute Executive Session to discuss a real estate matter. Commissioner McDonald made the motion. Commissioner Rhodes seconded the motion, and the following vote was recorded:

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

NAYS: None

ABSENT: Barber, Crawford, Wilson

ABSTAIN: None

Executive session began at 1:03 p.m. and ended at 1:18 p.m. Ms. Tapia was present during Executive Session.

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Chairman Watkins called for the meeting to adjourn.

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Matthew T. Watkins, Chairman

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Andrea Tapia, Executive Director/CEO



## Kansas City, Kansas Housing Authority

1124 North Ninth Street  
Kansas City, Kansas 66101-2197  
(913) 281-3300 FAX (913) 279-3428  
[www.kckha.org](http://www.kckha.org)

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To: Board of Commissioners  
From: Andrea Tapia, Director/CEO  
Date: December 16, 2021  
Re: Executive Director's Report

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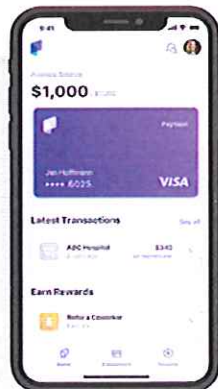
### Administration

#### Utility Allowances

Each month several Housing Choice Voucher participants receive a utility allowance check that is used to help with the cost of their utilities. In order to improve the efficiency and reduce the costs associated with the issuance of checks, KCKHA has reached out to our local bank to discuss how KCKHA can issue prepaid cards, that can be used by the participant to pay their utilities. It was determined the issuance of prepaid cards would be cost saving and a secure and efficient way to get the money needed for utilities in the hands of our participants. We anticipate transitioning over to prepaid cards in March 2022.

#### Benefit Package

KCKHA has accepted the 2022 benefit proposal submitted by CBIZ. The benefit renewal will begin January 2022. Because we value and appreciate the hard work and commitment of our employees, KCKHA has added an additional resource benefit for our employees. Paytient is a new benefit resource provided to all KCKHA employees.



### What is it?

Paytient is a payroll-integrated VISA card.

Your employees are able to pay for their out-of-pocket medical, dental, vision, and even veterinary expenses by using the virtual card.

This benefit won't cost your employees anything to use. No interest or fees.

We absorb the credit risk associated with extending this virtual line of credit structured as an on-demand benefit for your employees.

Employees will have access to a \$1000 line of credit for their out-of-pocket medical expense. The money accessed is paid back through payroll deductions at a breakdown affordable for the employee.

#### **Holiday Party**

On December 17, 2021, KCKHA will have a well-deserved Holiday Party. We know our employees work hard all year to ensure we meet the needs of our participants and the community, and we want to show our appreciation. We will serve a wonderful hot meal and provide entertainment and door prizes. Staff will be allowed to leave at 2:00 pm to enjoy the rest of their day with their family. I invite the Board to stop by and show your appreciation for our staff. The Holiday Party will take place from 11:30 a.m.— 2:00 p.m. at the Thomas M. Scott Maintenance Facility.

#### **Inventory**

As we move into another new year, we have begun the process of auditing our inventory. We will review previous inventory audits and conduct an inventory audit on at all KCKHA sites.

#### **Annual and 5 Year Plan**

Each year the PHA is required to submit to HUD an Annual Plan along with a Five-Year Plan (which is submitted once every 5th PHA fiscal year). KCKHA has completed the Annual and 5 Year Plan and it was posted to the KCKHA website for a 45-day public comment and review, no comments were received.

The following are monthly reports provided by staff:

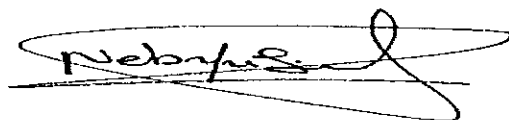
- A. Statement of Funds
- B. Delinquency Report
- C. Disbursements of \$1,000
- D. Operating Receipt and Expenditures
- E. Maintenance Report
- F. Occupancy Report
- G. Monthly Move-outs and Move-ins
- H. Modernization Report
- I. Resident Initiative Report
- J. Section 8 Utilization Report

**Kansas City, Kansas Housing Authority**  
**Statement of Funds Available**  
**For the Period Ended November 30, 2021**

Description	Rate <sup>(a)</sup>	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$266,083.77	Liberty
Payroll Account	0.00%		\$62,528.86	Liberty
ACH Pymt Account	0.00%		\$3,686.76	Liberty
Rent Depository Account	0.00%		3,901,252.70	Bank of Labor
Rent Bank Deposit Accounts	0.019%		\$260,590.29	Various
Homeless Prevention Program	0.049%		5,557.33	Bank of Labor
Sponsorship Program	0.019%		19,747.77	Bank of Labor
Section 8 Checking	0.00%		123,221.46	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$38,847.87	Liberty
Family Self Sufficiency	0.019%		\$11,367.31	Bank of Labor
KCKHA Debt Service Account			\$508,000.48	Deutsche Bank
CD#120245349	0.100%	03/01/22	\$500,000.00	Bank of Labor

(a) Represents Rates as of December 9, 2021 provided by Banks.

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

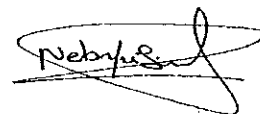


Nebyu Tilahun  
 Director of Finance

**Kansas City, Kansas Housing Authority**  
**Delinquency in Accounts Receivable**  
**For the Month of November 30, 2021**

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	<u>Rent &amp; Other Charges</u>	<u>Repayment Agreements</u>	<u>Net Total</u>
Accounts Receivable (Amounts Delinquent)	\$270,807.18	(\$76,061.70)	\$194,745.48
Total Charges to Tenants for Month			\$436,894.33
Delinquency Ratio			44.57%
Petitioned to Court			<u>10</u>
Praecipes Issued			<u>10</u>
Evictions			<u>7</u>
Pending Evictions			<u>0</u>



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Nebyu Tilahun  
Director of Finance

**Kansas City, Kansas Housing Authority**  
**Payments Over \$1,000.00**  
**For The Month of NOVEMBER '21**

**\*CONTRACTS\***

**\*MAINTENANCE COSTS\***

BAILEY INDUSTRIAL CLEANING	\$6,260.00
Booney's Lawn Service	\$4,100.00
CALHOUN LAWN CARE, LLC	\$6,290.00
Carpet Corner Inc.	\$7,515.35
Carpet Corner Inc.	\$6,417.44
DAVID ALLEN HENDERSON DBA	\$2,470.00
DAVID ALLEN HENDERSON DBA	\$1,645.00
Ferguson Enterprises Inc.	\$9,652.29
Fire & Security Solutions	\$2,930.20
General Electric Company	\$1,580.00
Gold Star Flooring & More, Inc	\$3,234.00
H.D. Supply	\$1,773.79
H.D. Supply	\$1,138.38
Home Depot Pro-SupplyWorks	\$3,363.21
Home Depot Pro-SupplyWorks	\$1,547.43
Home Depot Pro-SupplyWorks	\$1,468.82
James Hanson dba Jim's Services	\$2,470.00
Johnson Controls Inc.	\$3,717.00
Kenton Brothers Locksmiths, Inc	\$1,106.35
Lowe's	\$1,904.61
MEI TOTAL ELEVATOR SOLUTIONS	\$4,112.01
MIDWEST BED BUG SERVICES	\$3,100.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$5,060.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$2,740.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$1,170.00
PDQ Supply Inc.	\$2,412.02
Precision Plumbing & Construct, Inc	\$10,963.50
Precision Plumbing & Construct, Inc	\$1,999.00
REPUBLIC SERVICES #468	\$1,678.75
SMITH SERVICE, LLC	\$6,625.00
SOS Pest Control	\$1,350.00
STACO ELECTRIC CONSTRUCTION CO	\$1,576.31
Stanion Wholesale Elec. Co.	\$7,482.23
SUTTON REMODELING, LLC	\$4,100.00

SUTTON REMODELING, LLC	\$2,340.00
SUTTON REMODELING, LLC	\$1,700.00
Virginia Tile Company	\$1,041.38
Waste Management	\$7,940.56

**\*MISCELLANEOUS\***

American Express	\$1,728.61
AT&T	\$8,723.34
AT&T	\$1,499.16
ConvergeOne, Inc	\$5,550.00
ConvergeOne, Inc	\$2,166.80
ENTERPRISE FM TRUST	\$5,261.77
HARRG INC	\$46,833.00
Lockton Companies	\$13,714.38
MASTERCARD	\$1,441.77
McClatchy Company, LLC	\$1,287.60
MRI Software LLC (HAB, INC)	\$1,558.96
MRI Software LLC (HAB, INC)	\$1,345.35
ONLINE INFORMATION SERVICES, INC	\$1,920.50
PayLease, LLC	\$2,862.66
Postmaster	\$5,000.00
Talx Corporation	\$2,896.67
U.S BANK EQUIPMENT FINANCE	\$3,200.02
Verizon Wireless	\$2,287.44
WEX BANK DBA WRIGHT EXPRESS FSC	\$5,270.48
WILLIAM W. HUTTON ATTORNEY AT LAW	\$2,100.00
WM Corporate Services, Inc as Payment Ag	\$1,475.06

**\*MODERNIZATION\***

Archetype Design Group Inc	\$3,260.81
Carpet Corner Inc.	\$1,746.00
D&M Installations	\$2,350.00
GE APPLIANCES	\$7,138.00
GE APPLIANCES	\$3,800.00
H.D. Supply	\$1,976.94
Infinity Group LLC	\$169,332.30
Lowe's	\$1,012.47
Tailor Made Exteriors, LLC	\$161,296.93

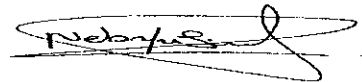
**\*PAYROLL COSTS\***

Blue Cross Blue Shield Of KC	\$97,467.22
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Delta Dental	\$4,555.24
Kansas Public Employ Ret Syst	\$28,735.95
Nationwide Retirement Solution	\$2,525.00
UMB HEALTH SAVINGS ACCT	\$1,160.00

**\*UTILITIES**

Atmos Energy	\$1,435.89
Board Of Public Utilities	\$86,921.39
Board Of Public Utilities	\$86,130.78
Board Of Public Utilities	\$75,660.05
City of Bonner Springs	\$2,933.54
City of Bonner Springs	\$2,156.50
EVERGY	\$2,347.31
Kansas Gas Service	\$11,740.48
Kansas Gas Service	\$4,534.82
Kansas Gas Service	\$2,824.58



Nebyu Tilahun  
Director of Finance

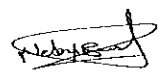


**Kansas City, Kansas Housing Authority**  
**Operating Receipts and Expenditures**  
**For Period Ending October 31, 2021**

	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				\$2,881,653.25	60%	\$4,831,188.00			
Fraud Recovery Income							\$71,489.84		
Interest Income	\$685.01	311%	\$220.00	\$189.03	12%	\$1,540.00			
Tenant Income				\$150,079.63	57%	\$261,363.00			
Transfer from CFP				\$53,058.88	5%	\$1,097,012.00			
Other Income	\$338,596.89	62%	\$549,425.00	\$177,118.25	302%	\$58,630.00	\$4,652.55		
Fee for Services - COCC	\$868,191.40	62%	\$1,402,710.00						
Management Fees	\$1,100,659.79	59%	\$1,870,490.00						
<b>Total Operating Income</b>	<b>\$2,308,133.09</b>	<b>60%</b>	<b>\$3,822,845.00</b>	<b>\$3,262,099.04</b>	<b>52%</b>	<b>\$6,249,733.00</b>	<b>\$76,142.39</b>		
Operating Subsidy				\$5,419,781.00	62%	\$8,716,623.00			
Section 8 Admin Fees							\$491,160.00	60%	\$819,070.00
<b>Total Operating Receipts</b>	<b>\$2,308,133.09</b>	<b>60%</b>	<b>\$3,822,845.00</b>	<b>\$8,681,880.04</b>	<b>58%</b>	<b>\$14,966,356.00</b>	<b>\$567,302.39</b>	<b>69%</b>	<b>\$819,070.00</b>
<b>OPERATING EXPENSES:</b>									
Administrative Salaries	\$603,921.29	54%	\$1,126,387.00	\$552,716.45	53%	\$1,045,950.00	\$203,737.18	57%	\$356,623.00
Management Fees				\$932,218.79	59%	\$1,573,740.00	\$168,441.00	57%	\$296,751.00
Other Admin Expenses	\$110,229.83	63%	\$175,312.00	\$213,300.00	54%	\$392,262.00	\$36,895.34	58%	\$63,855.00
<b>Tenant Services</b>									
Tenant Services Salaries				\$15,730.92					
Resident Assoc Expenses				\$965.00	4%	\$25,350.00			
Other Expenses				\$33,883.24	200%	\$16,924.00			
<b>Total Utilities</b>	<b>\$25,746.37</b>	<b>53%</b>	<b>\$48,630.00</b>	<b>\$1,463,080.05</b>	<b>51%</b>	<b>\$2,864,776.00</b>			
Maintenance Salaries	\$572,972.12	47%	\$1,216,464.00	\$983,451.54	58%	\$1,691,218.00			
Maint Materials	\$227,610.51	199%	\$114,318.00	\$201,087.63	31%	\$653,582.00	\$1,895.14	171%	\$1,110.00
Fee for Services - COCC				\$868,191.40	62%	\$1,402,710.00			
Other Maint Contracts	\$100,011.50	78%	\$128,134.00	\$778,529.77	59%	\$1,319,804.00	\$19,012.88	64%	\$29,493.00
Security Salaries									
Other Security Expense			\$2,500.00	\$64,035.93	38%	\$166,533.00			
Insurance	\$64,766.79	56%	\$115,091.00	\$331,783.35	58%	\$568,021.00	\$14,685.78	55%	\$26,652.00
Terminal Leave Payments									
Employee Benefit Contributions	\$397,611.74	50%	\$795,119.00	\$639,190.32	69%	\$928,944.00	\$65,335.92	54%	\$121,031.00
Collection Losses				\$105,686.14	19%	\$549,310.00			
Interest Expense				\$319,636.44	54%	\$596,652.00			
Other General Expense	\$1,010.12			\$1,779.30	445%	\$400.00	\$7,550.98	69%	\$11,000.00
<b>Total Routine Expenses</b>	<b>\$2,103,880.27</b>	<b>57%</b>	<b>\$3,721,955.00</b>	<b>\$7,505,266.27</b>	<b>54%</b>	<b>\$13,796,176.00</b>	<b>\$517,554.22</b>	<b>57%</b>	<b>\$906,515.00</b>
<b>COVID</b>	<b>\$3,852.84</b>			<b>\$637.00</b>					
<b>Total Operating Expenses</b>	<b>\$2,107,733.11</b>	<b>57%</b>	<b>\$3,721,955.00</b>	<b>\$7,505,903.27</b>	<b>54%</b>	<b>\$13,796,176.00</b>	<b>\$517,554.22</b>	<b>57%</b>	<b>\$906,515.00</b>
Prior Year Adjustments									
<b>Total Operating Expenditures</b>	<b>\$2,107,733.11</b>	<b>57%</b>	<b>\$3,721,955.00</b>	<b>\$7,505,903.27</b>	<b>54%</b>	<b>\$13,796,176.00</b>	<b>\$517,554.22</b>	<b>57%</b>	<b>\$906,515.00</b>
<b>Gain/(Loss) from Operations</b>	<b>\$200,399.98</b>		<b>\$100,890.00</b>	<b>\$1,175,976.77</b>		<b>\$1,170,180.00</b>	<b>\$49,748.17</b>		<b>(\$87,445.00)</b>

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

\*\*\* Percentage 58% or 7/12th of the year

  
 Nebyu Tilahun  
 Director of Finance

**KANSAS CITY, KANSAS HOUSING AUTHORITY  
MAINTENANCE REPORT  
FOR THE MONTH OF NOVEMBER 2021**

**CUSTOMER SERVICE & SATISFACTION SURVEY - NOVEMBER 2021**

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
11/01/21	81	11	92	5	5	0	6
11/02/21	103	17	120	9	9	0	8
11/03/21	130	16	146	2	2	0	14
11/09/21	115	17	132	4	4	0	13
11/10/21	81	15	96	4	4	0	11
11/11/21	133	19	152	10	10	0	9
11/15/21	126	13	139	5	5	0	8
11/16/21	150	16	166	3	3	0	13
11/17/21	111	18	129	4	4	0	14
11/18/21	76	16	92	4	4	0	12
11/19/21	61	11	72	2	2	0	9
11/22/21	136	20	156	4	4	0	16
11/23/21	50	12	62	6	6	0	6
11/29/21	110	19	129	6	6	0	13
11/30/21	124	13	137	2	2	0	11
<b>TOTAL</b>	<b>1,587</b>	<b>233</b>	<b>1,820</b>	<b>70</b>	<b>70</b>	<b>0</b>	<b>163</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 30% of the service work orders completed
- (b) No Response 70% 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	40	41	81
Units in Mod	9	28	37
Juniper in Mod	152	0	152
Fire Units	0	0	0
Defer Maint	4	1	5
Rentable Units	36	40	76
Move-Ins	20	15	35
Move-Outs	15	14	29
Units Available	3	8	11

# Kansas City, Kansas - Using Authority November 2021 Occupancy Report

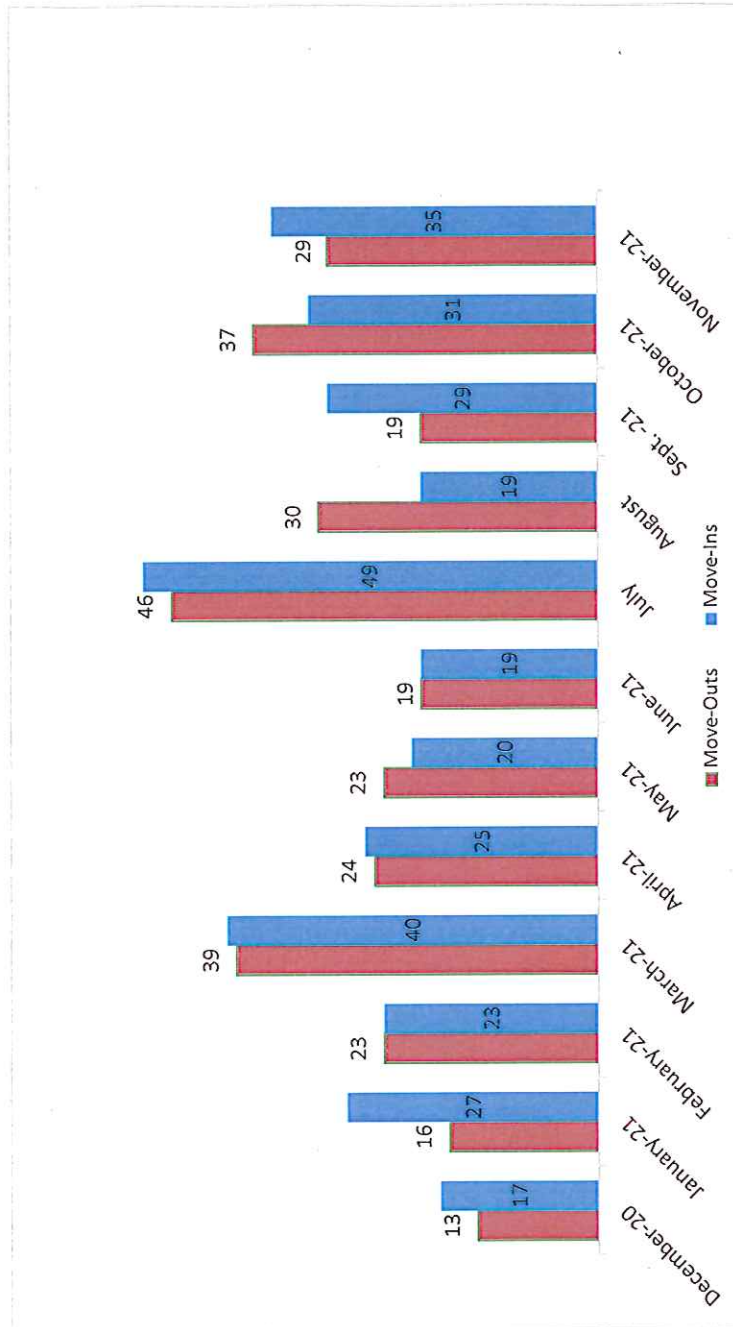
PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	HUD APPROVED SPECIAL USE UNITS	UNITS IN MOD	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 *M(7) D(12) JUNIPER GARDENS	265	101	152	12	-	43%	43%
K1-2 D(1) ST. MARGARETS PARK	100	97	2	1		98%	96%
K1-3 D(1) CYRUS K. HOLIDAY	60	55	4	1	-	93%	98%
K1-4 *M(1) D(8) WYANDOTTE TOWERS	302	285	11	6	-	96%	97%
K1-5 *M(2) D(1) BELROSE MANOR	90	81	8	1		91%	94%
K1-6 Elderly DOUGLAS HEIGHTS	101	99	2	-	-	98%	98%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	90	6	3		94%	92%
K1-7 D(1) SCATTERED SITES	24	21	1	2		96%	96%
K1-9 D(1) SCATTERED SITES	30	29	1			97%	90%
K1-10 *M(2) SCATTERED SITES	42	36	6			86%	88%
K1-11 M(1) D(1) GRANDVIEW PARK	40	34	4	1	1	90%	90%
K1-12 D(2) CHALET MANOR	66	57	7	2		89%	89%
K1-13 WELBORN VILLA	80	79	1	-		99%	96%
K1-14 BETHANY PARK TOWERS	153	144	9	-		94%	98%
K1-15 *M(6) SCATTERED SITES	20	11	-	-	9	100%	100%
K1-17 *M(1) GLANVILLE TOWERS	108	104	4		-	96%	98%
K1-18 ROSEDALE TOWERS	122	117	5	-		96%	97%
K1-20 D(1) WESTGATE TOWERS	163	155	7	1		96%	94%
K1-21 D(1) SCATTERED SITES	8	7	1			88%	100%
K1-22 WESTGATE VILLA	20	18	2			90%	95%
K1-23 D(1) SCATTERED SITES	38	36	2			95%	97%
K1-24 M(18) PLAZA TOWERS	115	90	-		25	100%	100%
K1-25 D(1) SCATTERED SITES	12	11	-	1		100%	100%

**Kansas City, Kansas Housing Authority  
November 2021 Occupancy Report (Rentable Units)**

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	HUD APPROVED SPECIAL USE UNITS	UNITS IN MOD	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 *M(7) D(12) JUNIPER GARDENS	265	101	-	12	152	100%	100%
K1-2 D(1) ST. MARGARETS PARK	100	97	2	1		98%	96%
K1-3 D(1) CYRUS K. HOLIDAY	60	55	4	1	-	93%	95%
K1-4*M(1) D(8) WYANDOTTE TOWERS	302	285	11	6	-	96%	97%
K1-5*M(2) D(1) BELROSE MANOR	90	81	6	1	2	93%	97%
K1-6 Elderly DOUGLAS HEIGHTS	101	99	2	-	-	98%	98%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	90	6	3		94%	92%
K1-7 D(1) SCATTERED SITES	24	21	1	2		96%	96%
K1-9 D(1) SCATTERED SITES	30	29	1			97%	90%
K1-10 *M(2) SCATTERED SITES	42	38	2		2	95%	93%
K1-11 M(1) D(1) GRANDVIEW PARK	40	34	4	1	1	90%	90%
K1-12 D(2) CHALET MANOR	66	56	7	2	1	89%	90%
K1-13 WELBORN VILLA	80	79	1	-		99%	96%
K1-14 BETHANY PARK TOWERS	153	147	5	-	1	97%	98%
K1-15 *M(6) SCATTERED SITES	20	11	-	-	9	100%	100%
K1-17*M(1) GLANVILLE TOWERS	108	104	4		-	96%	98%
K1-18 ROSEDALE TOWERS	122	117	5	-		96%	97%
K1-20 D(1) WESTGATE TOWERS	163	155	7	1		96%	94%
K1-21 D(1) SCATTERED SITES	8	7	1			88%	100%
K1-22 WESTGATE VILLA	20	18	2			90%	95%
K1-23 D(1) SCATTERED SITES	38	36	2			95%	97%
K1-24 M(18) PLAZA TOWERS	115	87	-		28	100%	97%
K1-25 D(1) SCATTERED SITES	12	11	-	1		100%	92%

# Kansas City, Kansas Housing Authority The Last 12 Months

## Report G - Monthly Move-outs and Move-ins



## **MODERNIZATION AND DEVELOPMENT REPORT**

### **December 2021**

#### **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; K1-53 Douglas Heights HVAC Replacement; K1-57 Plaza Tower Relocation-Floors 6, 7, and 8; K1-57 Plaza Tower Interior Modernization Phase 1 (Floors 7 and 8).

#### **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; K1-56 and K1-57 Glanville, Rosedale, and Plaza Towers Security Camera Improvements; K1-54 Scattered Site 7 HVAC Improvement; K1-53 Chalet Manor HVAC Improvement; and K1-56 Douglas Heights High Ride, Bethany and Glanville Towers, and K1-57 Westgate Tower Fire Alarm Panel Replacement.

#### **K1-20 CHILLER REPLACEMENT**

Bids were received on August 18<sup>th</sup>, 2021 for this project. The Board authorized the award of a contract at the September 16<sup>th</sup>, 2021 meeting to Johnson Controls Inc, in the amount of \$314,876.00 for replacement of two chillers. Staff held a pre-construction meeting with the contractor on October 11<sup>th</sup>, 2021. Contractor submittals have been approved and equipment is ordered. Notice to proceed will be issued when a date is established for delivery of equipment.

## **CAPITAL FUND PROGRAM 2019**

The funding amount for this program is \$4,889,781.00. The public hearing and final budget were presented to the residents on December 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.

The following project are complete: KCKHA Thomas M. Scott Maintenance Facility.

### **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<sup>th</sup>, 2020. A Notice to Proceed was issued on Feb 3<sup>rd</sup>, 2021. Work on the 6<sup>th</sup> and 5<sup>th</sup> Floor are complete. Demolition on the 4<sup>th</sup> floor is complete. Rough-in electrical and plumbing, framing and drywall installation is underway. 50% of the 4<sup>th</sup> floor units have drywall installed. Painting is scheduled to start the week of 12/13. 4<sup>th</sup> floor completion anticipated to be mid-January 2022.

### **K1-57 PLAZA TOWER RELOCATION**

Bids were received for relocation services for Floors 4, 5, and 6 at Plaza Tower on June 11<sup>th</sup>, 2021. Bids were solicited from 10 moving companies. One bid was received. Since only one bid was received a cost analysis was completed of the one bid. It compares with the phase one moving contract with a slight increase in price. Since the low bid amount is below the threshold of \$75,000, Board of Commissioners approval is not required. A contract was awarded to Coleman Worldwide Moving Services, in the amount of \$25,333.74. The relocation of residents from the 5<sup>th</sup> floor to the 6<sup>th</sup> floor was completed on July 15, 2021. The relocation of residents from the 4<sup>th</sup> floor to the 5<sup>th</sup> floor was completed on October 22, 2021.

### **K1-54 SCATTERED SITES (15) INTERIOR MODERNIZATION PHASE 2**

Bids were received on April 7<sup>th</sup>, 2021 for this project. The Board authorized the award of a contract at the April 15<sup>th</sup>, 2021 meeting to Taylor Made Exteriors, LLC, in the amount of \$633,236.46 for interior modernization of 9 houses. Staff held a pre-construction meeting with the contractor on April 28<sup>th</sup>, 2021. Notice to Proceed was issued on July 1<sup>st</sup>, 2021. Demolition is complete. Rough-in electrical and plumbing in all 9 houses are nearly complete. Drywall installation and paint complete in 8 houses. Flooring installation is underway. All houses are currently undergoing plumbing and electrical finish.

### **K1-54 MAINTENANCE FACILITY METAL ROOF RETROFIT**

Bids were received on August 24<sup>th</sup>, 2021 for a metal roof retrofit repair at the KCKHA Maintenance Facility. The Board authorized the award of a contract at the September 16<sup>th</sup>, 2021 meeting to Western Waterproofing Co. Inc., DBA Great Plains Roofing &



Sheetmetal in the amount of \$107,400.00. The pre-construction meeting with the contractor was held on October 18<sup>th</sup>, 2021. Material has been ordered, and work will begin upon delivery of material.

## **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 projects has been submitted to the Unified Government, for the environmental review of the projects in this program. Environmental review is complete, and the Request for Release of Funds has been requested and received.

The following projects are complete: Douglas Heights Elevator Modernization

## **JUNIPER GARDENS DISPOSITION APPLICATION AND RELOCATION**

At HUD's determination and request, the Housing Authority has been instructed that due to the vacancy rate, Juniper Gardens meets the required conversion regulations and must be removed from the Housing Authority's public housing inventory. The Housing Authority has completed and submitted a Disposition Application to HUD for approval. HUD is reviewing our disposition application. Since removal from inventory requires the current residents at Juniper Gardens to be relocated. The Housing Authority prepared a Request for Proposals for Relocation Services to counsel the residents, find suitable housing for relocation of residents, and to assist the Housing Authority in the relocation of the Juniper Gardens residents. Six Proposals were received and evaluated by staff. Staff recommended entering into a contract with CVR Associates. The Board authorized a contract for relocation services, at the meeting held on July 16<sup>th</sup>, 2020, to CVR Associates, in the amount of \$230,000.00. Resident meetings have been held with the residents, to explain the relocation process and to answer questions. CVR has performed surveys of each resident to determine their needs and wants. Actual relocations cannot be started until the Disposition Application is approved by HUD. HUD has notified the Housing Authority that its application has been turned down, pending the submission of additional information for resubmission of the application for approval. Staff is working with the local HUD office for guidance and assistance in the submission of the additional information for approval. A Physical Needs Reassessment was completed on September 28<sup>th</sup>, 2021. The Physical Needs Reassessment final report has been received. Resubmission of the Disposition Application is underway.

Bids to move 9 residents that will relocate from Juniper Gardens to other public housing developments was received on March 5, 2021. A contract was awarded to Kansas City Moving & Storage, in the amount of \$8,575.00. All the relocation moves have been completed.

#### **K1-52 and K1-53 FOUNDATION REPAIR AND STABILIZATION**

A Request for Proposal for foundation repair and stabilization on three public housing buildings was prepared, and proposals were received on March 31<sup>st</sup>, 2021. The Board authorized the award of a contract at the May 2021 meeting, to Spartan Installation and Repair, LLC, dba Ram Jack Foundation Repair and Waterproofing, in the amount of \$82,936.00. Pre-construction meeting was held on June 2<sup>nd</sup>, 2021. Notice to Proceed was issued on August 18<sup>th</sup>, 2021. Foundation stabilization is complete at Chalet Manor, Belrose Manor, and Scattered Sites 10. Concrete repair/patching and backfilling is complete at Chalet Manor and Belrose Manor. Scattered Site #10 is underway.

#### **CAPITAL FUND PROGRAM 2021**

The funding amount for this program is \$5,485,060.00. The public hearing and final budget were presented to the residents on December 2<sup>nd</sup>, 2020. The Capital Fund Program 2021 was approved at the December 17<sup>th</sup>, 2020 Board meeting. Staff has submitted the necessary paperwork to HUD. HUD has accepted and approved this grant for implementation. Staff is preparing an invitation to bid for environmental testing of the various projects, when this is complete a request for proposals will be prepared for Architectural and Engineering services to prepare plans for the various projects.

RESIDENT INITIATIVE REPORT

DECEMBER 2021

SUBMITTED BY SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

On November 9, 2021 The Public Housing Resident Council met. Humana Insurance Company was our guest. In addition, a review of the tenant participation funds was discussed. The new PIH notice regarding the tenant participation was provided to each resident leader. There were some questions regarding how the funds can be spent. The new guidance was not clear. I advised the residents that I would reach out to HUD to get clarification. Liza Abney from HUD was contacted, and she advised me that she would have to reach out to HUD's finance division to get clarification. We are still awaiting an answer.

On November 16, 2021 Youth Build met with me via Zoom. The topic of discussion was having Youth Build students work 20 hours at the Housing Authority providing groundskeeping, clerical and general maintenance work. The Executive Director was interested in having the students obtain their work hours with our agency. Mr. Burnside, Construction Manager and Ms. Blake, Program Manager will provide a work plan to our agency in a few weeks.

The Family Self Sufficiency Program is increasing in its program participants and the amount in the escrow account. Please refer to the attached report.

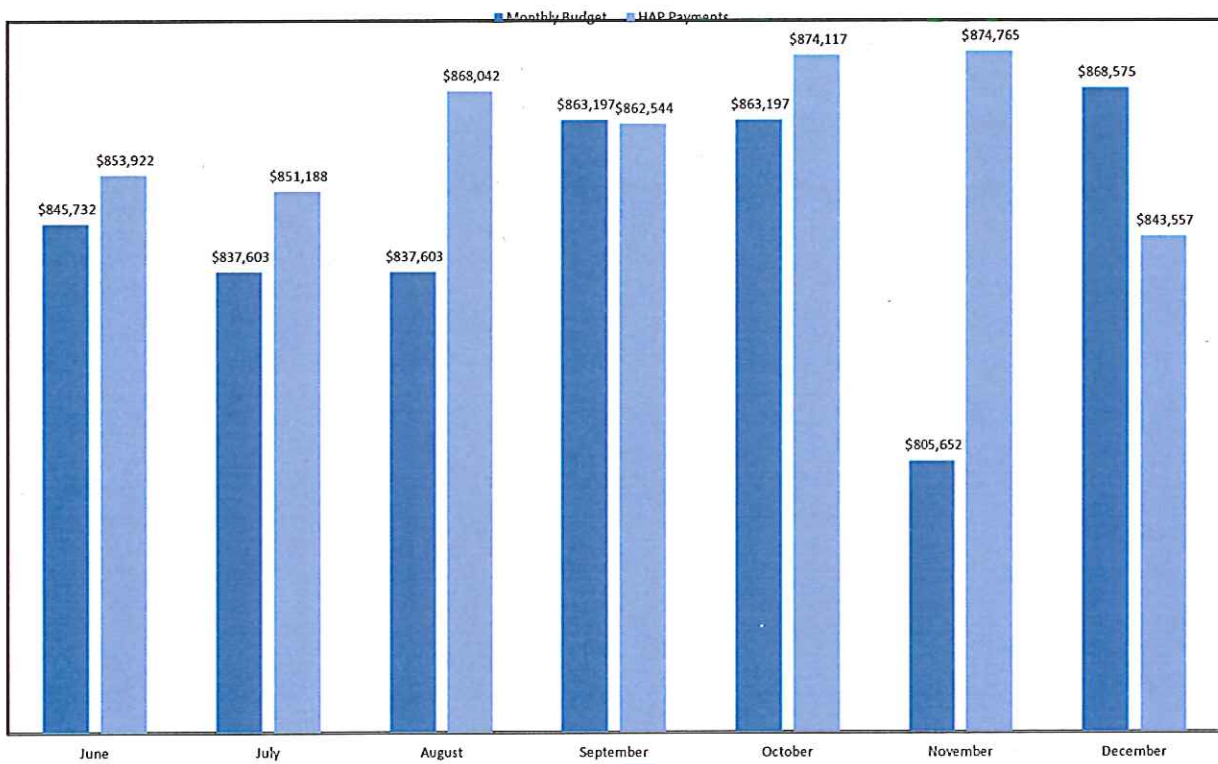
Month	June	July	August	September	October	November	December
Currently Enrolled	24	25	24	25	25	26	27
Exited	0	1	1	0	0	0	0
Port	0	0	0	0	0	0	1
Graduated	0	0	1	1	1	0	0
Money dispersed	0	0	0	0	0	0	0
Newly Enrolled this month	0	1	0	0	1	1	0
Interim withdrawals	0	0	0	0	0	0	0
Appts with participants	0	0	1	0	3	1	0
Credit Pull/review	0	0	0	0	0	0	0
Initial appts	0	0	0	0	1	5	0
Escrow Balance total	164	1,051	1733	3,546.00	5,223	7,990.03	10757.17
Participants with escrow	1	4	4	6	9	10	10
Currently contributing to escrow	1	4	4	6	9	10	9
SSI only	3	3	3	3	3	3	3
TANF	1	1	1	1	1	1	1
Not employed	11	11	12	13	13	18	19



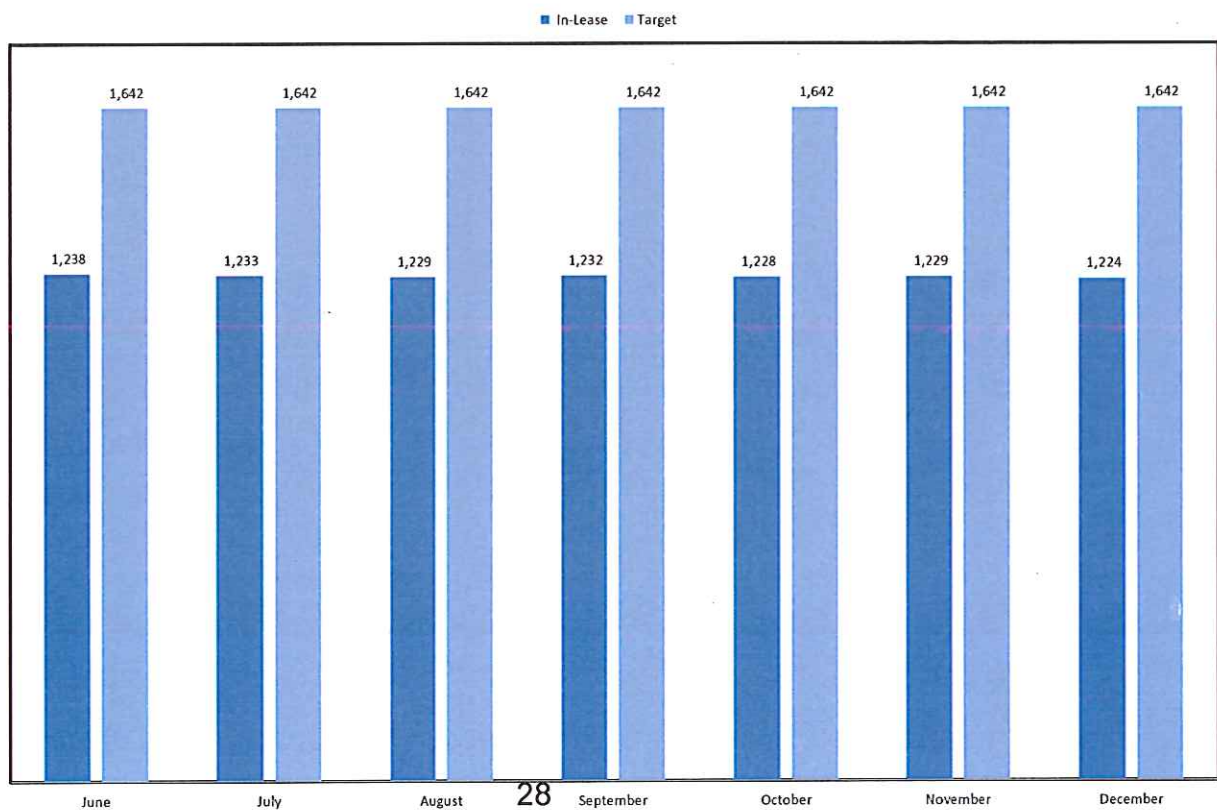
Section 8 Housing Choice Voucher Program Monthly Management Report

December 2021

Section 8 Monthly Housing Assistance Payments



Section 8 Vouchers In-Lease and Target Leasing Rate



**Certifications of Compliance with  
PHA Plan 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 3/31/2024

**Resolution #2021-27**

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or      Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2022, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);



- 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; and
  - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. 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.
  12. 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.
  13. 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. 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.
  16. 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.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. 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.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. 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.
  21. 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 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 Executive Director    Andrea Tapia

Name Board Chairman    Matthew T. Watkins

Signature

Date 12/16/2021

Signature

Date 12/16/2021



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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

# 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 3/31/2024

## 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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 04/01/2021 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Kansas City, Kansas Housing Authority  
PHA Name

KS001  
PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director: **Andrea Tapia**

Name of Board Chairperson: **Matthew Watkins**

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program No: KS16P00150122 Replacement Housing Factor Grant No:			Federal FY of Grant: 2022			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
K1-51 Juniper Gardens	Relocation	1480		100,000.00				
K1-54 Scattered Houses 15	Interior Modernization	1480		325,000.00				
K1-56 Glanville Tower	Elevator Modernization	1480		475,000.00				
K1-57 Plaza Tower	Interior Modernization	1480		1,108,665.00				
	Relocation	1480		34,000.00				
	Appliances	1480		30,000.00				
K1-58 Vaughn Dale	Elevator Modernization	1480		123,000.00				
K1-59	Parking Lot Repairs, Sealing, Restripping	1480		300,000.00				
K1-60	Site Improvements	1480		200,000.00				
K1-ALL	Building Improvement	1480		100,000.00				
K1-ALL	Maintenance Building Equipment	1480		40,000.00				
K1-ALL	Architect/Engineering	1480		100,000.00				
K1-ALL	Operations	1406		393,100.00				
K1-ALL	Management Improvements	1408		75,000.00				
K1-ALL	Administration	1410		393,100.00				
K1-ALL	504 (UFAS) Improvements	1480		134,135.00				
				3,931,000.00				

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages - Work Activities

Activities for Year 1		Activities For Year 2 FFY Grant: 2023 PHA FY: 203			Activities For Year 3 FFY Grant: 2024 PHA FY: 2024				
Development Number/ Name		Major Work Categories		Estimated Cost	Development Number/Name		Major Work Categories		Estimated Cost
K1-52 St. Margaret Park		HVAC Improvements (Phase 1)		\$400,000.00	K1-52 St. Margaret Park		HVAC Improvements (Phase 2)		\$400,000.00
K1-52 Family North		Window Replacement		\$793,655.00	K1-52 Family North		Exterior Improvements		\$400,000.00
K1-56 Rosedale Tower		Interior Modernization (Phase 1)		\$900,000.00	K1-53 Family South		Window Replacement		\$517,145.00
		Relocation		\$34,000.00	K1-55 Wyandotte Tower		Emergency Generator Replacement		\$120,000.00
		Appliances		\$30,000.00	K1-56 Rosedale Tower		Interior Modernization (Phase 1&2)		\$1,100,000.00
K1-58 Bonner Springs		Roof Replacement		\$245,000.00			Relocation		\$34,000.00
K1-ALL		Site Improvements		\$100,000.00			Appliances		\$30,000.00
K1- ALL		Building Improvement		\$100,000.00	K1-55,56,&57 Highrises		Mechanical Cleaning/Repair/Imp.		\$175,000.00
K1-ALL		Park and Playground Equipment		\$50,000.00	K1-58 Bonner Springs		Exterior Repair/Painting/Gutters		\$153,655.00
K1-ALL		Architect/Engineering		100,000.00	K1-ALL		Common Area Equipment(Mailboxes)		\$40,000.00
K1-ALL		Operations		393,100.00	K1-ALL		Site Improvements		\$100,000.00
K1-ALL		Management Improvements		75,000.00	K1- ALL		Building Improvement		\$100,000.00
K1-ALL		Administration		393,100.00	K1-ALL		Parking Lot Repair Sealing Striping		\$100,000.00
K1-ALL		504 (UFAS) Improvements		117,145.00	K1-ALL		Architect/Engineering		100,000.00
K1-ALL		Non-Dwelling Equipment(phone/tl)		\$200,000.00	K1-ALL		Operations		393,100.00
					K1-ALL		Management Improvements		75,000.00
					K1-ALL		Administration		393,100.00
					K1-ALL		504 (UFAS) Improvements		100,000.00

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

Activities for Year 1	Activities For Year 4 FFY Grant: 2025 PHA FY: 2025			Activities For Year 5 FFY Grant: 2026 PHA FY: 2026		
	Development Number/ Name	Major Work Categories	Estimated Cost	Development Number/Name	Major Work Categories	Estimated Cost
S E E C O N U A L S T A T E M E N T	K1-52 Family North	Interior Improvements	\$400,000.00	K1-54 Scattered Sites	Interior Improvements	\$418,600.00
	K1-53 Family South	Exterior Improvements	\$400,000.00	K1-58 Elderly East	Exterior Improvements	\$418,600.00
	K1-54 Scattered Sites	Exterior Improvements	\$455,800.00	K1-57 Elderly West	Exterior Improvements	\$418,600.00
	K1-56 Rosedale Tower	Interior Modernization (Phase 2/3)	\$1,100,000.00	K1-56 Rosedale Tower	Interior Modernization (Phase 3/4)	\$1,100,000.00
		Relocation	\$34,000.00		Relocation	\$34,000.00
		Appliances	\$30,000.00		Appliances	\$30,000.00
	K1-58 Bonner Springs	Interior Improvements	\$100,000.00	K1-58 Bonner Springs	Interior Improvements	\$100,000.00
	K1-ALL	Parking Lot Repair Sealing Striping	\$100,000.00	K1-ALL	Parking Lot Repair Sealing Striping	\$100,000.00
	K1-ALL	Site Improvements	\$100,000.00	K1-ALL	Site Improvements	\$100,000.00
	K1- ALL	Building Improvement	\$100,000.00	K1- ALL	Building Improvement	\$100,000.00
	K1-ALL	Architect/Engineering	100,000.00	K1-ALL	Architect/Engineering	100,000.00
	K1-ALL	Operations	393,100.00	K1-ALL	Operations	393,100.00
	K1-ALL	Management Improvements	75,000.00	K1-ALL	Management Improvements	75,000.00
	K1-ALL	Administration	393,100.00	K1-ALL	Administration	393,100.00
	K1-ALL	504 (UFAS) Improvements	150,000.00	K1-ALL	504 (UFAS) Improvements	150,000.00

Kansas City, Kansas Housing Authority  
Board of Commissioner's Meeting  
December 16, 2021

New Business Consent Item: Certifications of Compliance with PHA Plans and Related Regulations (5-Year PHA Plan for Fiscal Years 2022-2026)

Resolution No. 2021-27

**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 2022 CFP Five-Year Plan. A public hearing was held December 8, 2021 at 4:00 p.m. to discuss the Housing Authority's Annual Plan and the proposed 2022 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 2022 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 2022 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. 2021-27, if Appropriate.

**Certifications of Compliance with PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2022, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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; and
  - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. 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.
  12. 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.
  13. 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. 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.
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  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. 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.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. 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.
  21. 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 2022

       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 Executive Director

Andrea Tapia

Signature

Date

Name Board Chairman

Matthew T. Watkins

Signature

Date



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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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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Kansas City, Kansas Housing Authority  
Board of Commissioner's Meeting  
December 16, 2021

New Business Consent Item: KCKHA 2022 Annual Plan

Resolution No. 2021-28

**Background:** Housing Authorities are required to submit an Annual Plan reporting the progress of the last fiscal year and stating the goals for the next fiscal year. The Annual Plan was put out for resident, Resident Council, and public review and/or comment on October 15, 2021. No comments were received.

**Current Issue:** The plan is due for submission no later than January 15, 2022.

**Board Action:** Approve Resolution No. 2021-28, if appropriate.

**Resolution No. 2021-29**

**RECOGNIZING TIMOTHY J. RHODES FOR HIS VALUABLE SERVICE  
TO THE HOUSING AUTHORITY OF THE CITY OF KANSAS CITY, KANSAS**

**WHEREAS**, Timothy J. Rhodes as appointed by the Unified Government Board of Commissioners on December 1, 2011 to serve as a Commissioner for the Housing Authority of the City of Kansas City, Kansas; and

**WHEREAS**, he served faithfully during his tenure on the Board; and

**WHEREAS**, he notified the Board of his resignation effective December 31, 2021; and

**WHEREAS**, this Housing Authority Board would like to recognize Timothy J. Rhodes for his commitment, dedication, service, and good counsel.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Kansas City, Kansas that we to officially recognize and thank Timothy J. Rhodes for his valuable contributions to the staff, residents, and citizens of this community.

**Resolution No. 2021-30**

**RECOGNIZING DENISE TOMASIC FOR HER VALUABLE SERVICE  
TO THE HOUSING AUTHORITY OF THE CITY OF KANSAS CITY, KANSAS**

**WHEREAS**, Denise Tomasic was appointed by the Unified Government Board of Commissioners on August 17, 2017 to serve as a Commissioner for the Housing Authority of the City of Kansas City, Kansas; and

**WHEREAS**, she served faithfully during her tenure on the Board; and

**WHEREAS**, she notified the Board of her resignation effective October 25, 2021; and

**WHEREAS**, this Housing Authority Board would like to recognize Denise Tomasic for her commitment, dedication, service, and good counsel.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Kansas City, Kansas that we to officially recognize and thank Denise Tomasic for her valuable contributions to the staff, residents, and citizens of this community.

**Resolution No. 2021-31**

**RECOGNIZING CHARLES WILSON FOR HIS VALUABLE SERVICE  
TO THE HOUSING AUTHORITY OF THE CITY OF KANSAS CITY, KANSAS**

**WHEREAS**, Charles Wilson as appointed by the Unified Government Board of Commissioners on January 26, 2017 to serve as a Resident Commissioner for the Housing Authority of the City of Kansas City, Kansas; and

**WHEREAS**, he served faithfully during his tenure on the Board; and

**WHEREAS**, he notified the Board of his resignation effective with appointment of the new Resident Commissioner; and

**WHEREAS**, this Housing Authority Board would like to recognize Charles Wilson for his commitment, dedication, service, and good counsel.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Kansas City, Kansas that we to officially recognize and thank Charles Wilson for his valuable contributions to the staff, residents, and citizens of this community.