



Agenda

Housing Authority of the City of Kansas City, Kansas

Special/Annual Meeting

Thursday, June 16, 2022
12:30 p.m.

Held Electronically
via Zoom

- I. Roll Call
- II. Approval of the Minutes
Special Board Meeting May 19, 2022
(Pages 1—7)
- III. Executive Director's Report
(Pages 8—34)
- IV. Public Comments
Contact Jackie Randle at jrandle@kckha.org or (913) 281-3300 in advance of the meeting to be placed on the agenda to speak. Comments will have a time limit determined by the Chairman.
- V. Committee Reports
- VI. New Business Consent Items:
 - Resolution No. 2022-19 Approve 2022 Submission of the Capital Fund at Risk/Receivership/Substandard/Troubled Program NOFO
(Pages 35—37)
 - Resolution No. 2022-20 Adopting 64th Annual Report
(Page 38)
- VII. New Business Discussion Item:
 - Resolution No. 2022-22 Chalet Manor Exterior Repairs
(To be handed out.)
- VIII. Adjournment

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

Thursday, May 19, 2022
12:30 p.m.

Held Electronically
via Zoom

On the 19th day of April 2022 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, Vice-Chairman
Hazel Davis, Commissioner
Raul Escarcega, Commissioner
LaDora Lattimore, Commissioner
*P. Anne McDonald, Commissioner
J.D. Rios, Commissioner
Chandra Ward, Commissioner
Linda Warner, Commissioner

ABSENT: Jacques Barber, Commissioner
Rachel Jefferson, Commissioner

ALSO, PRESENT: Andrea Tapia, Executive Director/CEO
Worku Alem, Asst. Director of Finance
Cherrie Escobar, Director of Section 8
Mark Hatchett, Asst. Director of Housing Operations-HM
Sharron Davis-Mays, Social Services Coordinator
Matthew Parker, 504 Coordinator
Jacqueline D. Randle, Executive Services Manager
Anthony J. Shomin, Director of Contract Administration
Elaine Stroud, Director of Housing Operations
Chenaye Sutton, Self-Sufficiency Coordinator
Nebyu Tilahun, Director of Finance

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

Chairman Watkins called for approval of the minutes of April 19, 2022.

Vice-Chairman Banks questioned if Mr. Conway was on the call and to whom he reports. Chairman Watkins indicated Mr. Conway was not on the call and he assumes that he reports to Mr. Brown, Chief Legal Counsel at the Unified Government (UG). Vice-Chairman Banks questioned which other groups is Mr. Conway assigned to and then noted that he may have to ask Mr. Conway this question. Chairman Watkins indicated he would have to reach out to the 9th floor to get this question answered.

Commissioner Rios made the motion to approve the minutes of April 19, 2022. Vice-Chairman Banks seconded the motion, and the following vote was recorded:

AYES: Banks, Davis, Escarcega, Lattimore, Rios, Ward, Watkins

NAYS: None

ABSENT: Barber, Jefferson, McDonald

ABSTAIN: Warner

Motion carried.

Executive Director's Report

- Ms. Tapia indicated that she has a short report and she will have more information to discuss in Executive Session.
- Ms. Tapia began by stating tomorrow will be her one-year anniversary at the Kansas City, Kansas Housing Authority. She indicated that she and her staff have accomplished a lot in the last year. The community has been very welcoming. Several of the Housing Authority Commissioners have introduced her to community leaders and she has set down with them to begin planning community projects. Ms. Tapia thanked the Board and staff for the warm welcome and support.
- Ms. Tapia noted that HUD training took place with a great turn out. Maintenance did a wonderful job preparing the Tom Scott Maintenance Facility for the training. HUD was impressed with the venue and professionalism of the staff. She shared that those present were able to learn a lot and ask questions.

Vice-Chairman Banks asked if that was the end of Ms. Tapia's report. Ms. Tapia indicated it was the end of her report. The Vice-Chairman asked about the meeting with BPU and whether our concerns were addressed. He did not get a sense of what was resolved with BPU. Ms. Tapia noted that BPU was open and receptive. She explained that they talked about the volume of bills and if this could be done through an ACH. Another meeting is scheduled with BPU and they will tell us what they can do at that time.

Chairman Watkins asked if Davis-Bacon training would be held annually and if the UG was invited to the training. Ms. Tapia noted that HUD is willing to provide additional training and she would like to see this training held annually. She indicated the UG was invited to the training.

Vice-Chairman Banks noted that one of the things that has come before the Baptist Training Union has been affordable housing. He noted that people they met with were quoting Section 8 statistics, he asked if Ms. Tapia was involved in these discussions and to what extent. Ms. Tapia explained that she has not been involved specifically with the group, but she has been involved in small discussions with different organizations concerning affordable housing. She serves on the Mayor's task forces to address affordable housing. She has not met specifically with the Baptist Minister's Union. Vice-Chairman Banks noted it wasn't the Baptist Minister's Union, but a group that made a presentation to the Baptist Minister's Union, he could not recall the name of the group which listed Section 8 statistics and was wondering what the source of that information was. Ms. Tapia noted that HUD has several statistics on its website and the information could have been pulled from there.

Public Comments

Chairman Watkins called for public comments. Ms. Randle indicated there were no public comments.

Committee Reports

Bylaws

Commissioner Barber was not present, and it was believed that they have not met. *Commissioner McDonald joined the board meeting via Zoom.*

Finance

Commissioner McDonald noted they have not met but are set to meet next month before the board June KCKHA meeting.

Personnel

Vice-Chairman Banks indicated they have not met. He noted that Ms. Tapia is finalizing data on the performance appraisal process to be presented to the committee.

Resident Participation

Ms. Davis-Mays was asked to present information in the chat as her speakers were not working. She later typed that she met individually with resident councils in person and by telephone.

The Chairman indicated he was still making his way around and that he would contact Ms. Davis next week. He has spoken with Commissioners Escarcega and Lattimore and is working on getting them both on the right committees. He then shared the names of the committees and hopes to get Board members assigned to committees by the next meeting. Commissioner Ward asked to be included on a committee(s). Chairman Watkins thanked Commissioner Ward for bringing that to his attention and noted he would like to sit down and have coffee with her to discuss what committees she should serve on.

The following committees did not meet: Bylaws, Development, Executive, Finance, Inclusion and Public Information, and Resident Participation.

New Business Consent Items:

Chairman Watkins called for a vote on the consent agenda consisting of Resolution Nos. 2022-16 to 2022-18. Commissioner Rios made the motion to approve Resolution Nos. 2022-16 to 2022-18. Commissioner Warner seconded the motion, and the following vote was recorded:

AYES: Banks, Davis, Escarcega, Lattimore, McDonald, Rios Ward, Warner, Watkins

NAYS: None

ABSENT: Barber, Jefferson

ABSTAIN: None

Motion carried.

Resolution No. 2022-16, authorizing a contract for lead-based paint assessment and inspection and associated work at 14 family developments for Kansas City, Kansas Housing Authority with Professional Environmental Engineers, Inc.

This resolution authorizes a contract for lead-based paint assessment and inspection and associated work at 14 family developments within the Kansas City, Kansas Housing Authority properties. A lead-based paint grant in the amount of \$519,600 was awarded to this agency in 2019. The grant will fund testing, inspection, remediation and/or elimination of lead-based paint hazards in family development where children under the age of 6 reside. The properties affected are: Juniper Gardens, St. Margaret's Park, Belrose Manor, Grandview Park, Cyrus K. Holiday, Douglas Heights, Chalet Manor, Scattered Sites 7, 9, 10, 15, 21, 23 and 25; all were built before 1978 and could have lead-base paint.

Staff followed the procurement policy to hire an environmental firm to perform lead-based paint assessments and inspections. Once this work was done, an Invitation to Bid was posted in the usual locations and mailed directly to 70 environmental contractors. Two addendums were issued on the project. Bids were opened on April 27, 2022 and six contractors bid this work. Professional Environmental Engineers, Inc. was the apparent low bidder with a responsive bid of \$111,126.68. Bids ranged from \$111,126.68 to \$371,460. A bid tab sheet was attached to show the range of bids. There is \$519,960 in the 2019 Capital Fund Lead-Based Paint Grant for this work. Professional Environmental Engineers, Inc. has been in business since 1997. Our agency has no previous experience with this contractor. References were checked and positive comments were received. They do not appear on the list of contractors excluded from federal procurement or non-procurement programs. All contracts in excess of \$75,000 require board approval. Staff is recommending that the Board authorize a contract with Professional Environmental Engineers, Inc. in the amount of \$77,921.68; plus amounts for additional work per the unit prices established in the bid documents for lead-based paint assessment and inspections at Kansas City, Kansas Housing Authority family developments.

RESOLUTION NO. 2022-16—AUTHORITY TO ACCEPT THE BID AND AUTHORIZE A CONTACT FOR LEAD-BASED PAINT ASSESSMENT AND INSPECTION, AND ASSOCIATED WORK, FOR 14 KANSAS CITY, KANSAS HOUSING AUTHORITY FAMILY DEVELOPMENTS, IN KANSAS CITY, KANSAS WITH PROFESSIONAL ENVIRONMENTAL ENGINEERS, INC.

Resolution No. 2022-17, approving the 2022 annual utility allowance schedule rate changes effective June 2022.

This resolution approves the Annual Utility Allowances effective June 2022. HUD requires that PHAs review utility allowances on an annual basis. Resident's rent is reduced by the utility allowance amount. Utility allowances for Section 8 Housing Choice Voucher Program participants is determined by bedroom sizes listed as detached houses, duplexes, row/townhomes, and manufactured mobile homes.

Households can be approved for a higher utility allowance, if requested, and determined to be a reasonable accommodation per 24 CFR 982.517. Staff is recommending that the Board approve utility allowance schedule rate changes effective June 2022.

RESOLUTION NO. 2022-17—APPROVING 2022 ANNUAL UTILITY ALLOWANCE SCHEDULE RATE CHANGES EFFECTIVE JUNE 2022.

Resolution No. 2022-18, approving submittal of the Section 8 Management Assessment Program (SEMAP) Certification for FYE ended March 31, 2022.

This resolution approves submission of the Section 8 Management Assessment Program (SEMAP) Certification for FYE ended March 31, 2022. SEMAP provides a self-assessment of how a Section 8 program is functioning. The resulting total enables HUD to identify strengths and weaknesses within the administration of the Section 8 program. A total of 135 points are possible for SEMAP. There are three categories of performance: high, standard or troubled. Our self-audit SEMAP score for FYE March 31, 2022 is 115 points and must be submitted within 60 days after the end of the fiscal year which would be May 31, 2022 for this agency. Submission will take place electronically upon approval of this resolution.

RESOLUTION NO. 2022-18—APPROVING SUBMITTAL OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FYE ENDED MARCH 31, 2022.

Chairman Watkins called for a 20-minute Executive Session to discuss a personnel matter and a real estate matter. Commissioner Warner made the motion to go into Executive Session. Commissioner McDonald seconded the motion and the following vote was recorded:

AYES: Banks, Davis, Escarcega, Lattimore, McDonald, Rios Ward, Warner, Watkins

NAYS: None

ABSENT: Barber, Jefferson

ABSTAIN: None

Ms. Tapia was present during Executive Session which began at 12:47 p.m.

Motion carried.

Chairman Watkins called for the Executive Session to adjourn at 1:17 p.m.

Matthew T. Watkins, Chairman

Andrea Tapia, Executive Director/CEO

*Arrived after roll call.



Kansas City, Kansas Housing Authority

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To: Board of Commissioners
From: Andrea Tapia, Director/CEO
Date: June 16, 2022
Re: Executive Director's Report

Capital Funds at Risk/NOFO

Earlier this year HUD conducted a Real Estate Assessment Center (REAC) inspection of our properties. The final REAC score totaled 67 out of 100, and the designated performance for KCKHA was identified as substandard. HUD's performance designations range from High Performer to Trouble Performer and is broken down by the following:

- **High performer:** A PHA that achieves a score of at least 60 percent of the points available under the financial condition, physical condition, and management operations indicators and at least 50 percent of the points available under the Capital Fund indicator, and achieves an overall PHAS score of 90 percent or greater of the total available points under PHAS shall be designated a high performer. A PHA will not be designated a high performer if it scores below the threshold established for any indicator.
- **Standard performer:** A PHA that achieves an overall PHAS score of at least 60 percent, and at least 60 percent of the available points for the physical condition, financial condition, and management operations indicators, and at least 50 percent of the available points for the Capital Fund indicator.
- **Substandard performer:** A PHA that achieves a total PHAS score of at least 60 percent and achieves a score of less than 60 percent under one or more of the physical conditions, financial condition, or management operations indicators. The PHA shall be designated as substandard physical, substandard financial, or substandard management, respectively. The HUD office with jurisdiction over the PHA shall require a Corrective Action Plan if the deficiencies have not already been addressed in a current Corrective Action Plan.
- **Troubled performer:** A PHA that achieves an overall PHAS score of less than 60 percent will be designated as a troubled performer. A PHA that receives less than 50 percent under the Capital Fund program indicator will be designated as a troubled performer and subject to the sanctions.

KCKHA scored below 60 percent in the area of physical conditions, reducing the overall collective score making KCKHA a substandard performer.

HUD understands that some Public Housing Authorities have aging infrastructures and may have little to no funds available to make costly modifications and renovations and has issued a Capital Fund at Risk/Receivership/Substandard/Trouble Program Notice of Funding Opportunity (NOFO), for the purpose of providing Public Housing Authorities in receivership, designated troubled or substandard, or at risk, with funds for costs associated with public housing asset improvement.

Use of the funding is focused on improving public housing asset management project (AMP) performance in two core areas:

1. **Physical Condition:** Improve the physical condition of public housing. Successful applicants must demonstrate a comprehensive strategy on how the funds will provide residents access to safe and decent public housing through improved public housing assets.
2. **Management:** Increase occupancy and reduce long-term vacancies through capital investment.

KCKHA's substandard program designation makes it eligible to apply for program funds. HUD has an estimated \$26.5 million available with each applicant eligible for the minimum award of \$250,000 or a maximum award of \$3.5 million. HUD does require the PHA's to expend all awarded funds within 48 months after funds are made available.

Rental Assistance Demonstration

On June 1, 2022, KCKHA staff met with HUD's Repositioning Panel to discuss Rental Assistance Demonstration (RAD). RAD allows Housing Authorities to preserve and improve their public housing stock while allowing them to move units from a public housing platform to a Section 8 platform, ensuring units remain permanently affordable for low-income households.

KCKHA and the Repositioning Panel addressed several RAD topics ranging from an overview of the steps needed for a RAD conversion to best practices. KCKHA's Executive Director will present on June 15, 2022 to the Development Committee the discussion minutes from the Repositioning meeting.

KCKHA Property

It is important that everyone resides in a place that is safe and free of criminal activity, and we want to make sure our properties are safe. We are not allowing individuals who do not reside in our housing units to gather and park on our properties. We are swift to remove those who participate and/encourage acts of violence on our properties. To aid in our quest to keep our properties safe, we have purchased and installed cameras at several of our locations. These cameras are helpful in identifying those who have

committed crimes on our properties. We encourage our residents to report any criminal activities and to notify Law Enforcement as well. We have seen a decrease in criminal activity, loitering and unauthorized guests. We have also heard from our residents that things are quieter, and the properties are safer.

Resident Opportunities and Self Sufficiency (ROSS)

June 1, 2022 was the official start date of the KCKHA ROSS Program. The ROSS Program provides residents with help accessing and finding program services related to training opportunities, job placement, supportive services, resident empowerment activities, and assistance in becoming economically self-sufficient. We have purchased software to help track program progress, the number of residents we serve, what supportive services have been provided and what barriers or successes have occurred.

We look forward to providing residents with the services and opportunities they need to become self-sufficient.

CBIZ

It is that time of year again, when we review our current insurance coverage and the additional benefits received from CBIZ and make a determination to maintain our current coverage or make changes.

On May 24, 2022, KCKHA met with CBIZ representatives to discuss our current coverage and any concerns we may have as well as any changes we would like to see.

Some of the key items that were discussed are:

- CBIZ will connect with Aflac and Colonial to review the online enrollment platform. CBIZ will provide a comparison between Aflac and Colonial voluntary benefits. Once a vendor is chosen CBIZ will help with the implementation of an enrollment platform. Currently our employees must reach out to Colonial and/or Aflac representatives if they are interested in receiving additional information or enrolling.
- KCKHA asked if an additional medical plan can be added as an additional option for employees to choose from. CBIZ will show a comparison of adding another medical plan, something with a higher deductible and lower premium.
- CBIZ will contact New Directions for mental health info/flyers.
- CBIZ will provide info on the following:
 - a. Health Fair w/Biometrics – inclusive of ALL current vendors.
 - b. Wellness incentive program.

- CBIZ will work with KCKHA and provide the following communication materials:
 - a. Use QR codes for all open enrollment materials linking to benefit guides and enrollment platform reducing the amount of paperwork needed for enrollment.
 - b. Provide communication calendar with video links. CBIZ will send the list of available videos.
 - c. Add benefit summaries to the flipping book link, summaries for medical, dental, vision. Provide additional information for employees enrolling in medical insurance.

Community Connections

On May 5, 2022 I had the opportunity to meet Ms. Christal Watson, Executive Director, for the Kansas City, Kansas School Foundation for Excellence, Inc. Ms. Watson shared her passion for helping families experiencing homelessness. Ms. Watson and I discussed ways we can help those in need of permanent housing. I look forward to a continued partnership with Ms. Watson and the KCK School Foundation for Excellence, Inc.

On May 6, 2022, I had the opportunity to meet with Ms. Alise Martiny, Secretary Business Manager for the Greater Kansas City Building and Construction Trades Council. Ms. Martiny shared a great deal about the Greater Kansas City Building & Trades Council and its mission to improve the conditions for organizations that work on commercial and residential projects. Their goal is to provide an opportunity to create quality craftsmanship and working solutions with the help of the Greater Kansas City Building and Construction Trades Council managers.

May 17, 2022, I had the opportunity to meet with Mr. Randy Callstrom, President/CEO for Wyandot Behavioral Health Network, Inc., and Ms. Rachel Erpelding, Executive Director of Kim Wilson. We had a wonderful conversation about the importance of supportive services and permanent housing. We understand that housing is one component of becoming self-sufficient, but there are times when supportive services are needed.

On May 20, 2022, I had the opportunity to meet with Ms. Jackie Lynn, Senior Master Patrolman of the Kansas City, Kansas Police Department (KCKPD). Ms. Lynn coordinates the Summer Police Cadet Program that provides high school students of Wyandotte County an opportunity to provide community service work for agencies within the KCK community. During the 8 weeks they are employed with the KCKPD, they are exposed to work ethics, self-discipline and community engagement opportunities. Ms. Lynn stated the Cadets may be able to help with some clean-up opportunities at KCKHA properties. The Cadets are constantly supervised by Officers and instructed how to paint, mow, pick up trash, etc. The Cadets will provide volunteer services with KCKHA on July 5, 12 and 19, 2022.

The following are monthly reports provided by staff:

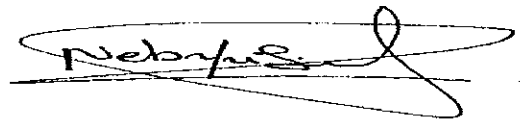
- A. Statement of Funds Report
- B. Delinquency Report
- C. Disbursements of \$1,000 Report
- D. Operating Receipt and Expenditures Report
- E. Maintenance Report
- F. Occupancy Report
- G. Monthly Move-outs and Move-ins Report
- H. Modernization Report
- I. Resident Initiative Report
- J. Section 8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

**Kansas City, Kansas Housing Authority
Statement of Funds Available
For the Period Ended May 31, 2022**

Description	Rate ^(a)	Maturity Date	Amount	Bank
General Fund Account	0.015%		\$525,493.17	Liberty
Payroll Account	0.00%		\$9,886.28	Liberty
ACH Pymt Account	0.00%		\$5,258.28	Liberty
Rent Depository Account	0.00%		5,314,470.31	Bank of Labor
Rent Bank Deposit Accounts	0.019%		\$272,282.98	Various
Homeless Prevention Program	0.049%		5,497.19	Bank of Labor
Sponsorship Program	0.019%		19,749.64	Bank of Labor
Section 8 Checking	0.00%		449,062.93	Bank of Labor
EPC Replacement Reserve Acct	0.015%		\$38,876.93	Liberty
Family Self Sufficiency	0.019%		\$32,575.31	Bank of Labor
KCKHA Debt Service Account			\$1,119,901.53	Deutsche Bank
CD#120245349	0.030%	09/01/22	\$500,000.00	Bank of Labor

(a) Represents Rates as of June 13, 2022 provided by Banks.

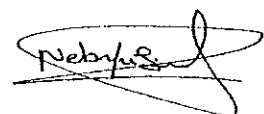
Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Nebyu Tilahun
Director of Finance

Kansas City, Kansas Housing Authority
Delinquency in Accounts Receivable
For the Month of May 31, 2022

	<u>Rent & Other Charges</u>	<u>Repayment Agreements</u>	<u>Net Total</u>
Accounts Receivable (Amounts Delinquent)	\$155,559.86	(\$63,776.96)	\$91,782.90
Total Charges to Tenants for Month			\$432,160.73
Delinquency Ratio			21.24%
Petitioned to Court			<u>22</u>
Praecipes Issued			<u>22</u>
Evictions			<u>7</u>
Pending Evictions			<u>6</u>



Nebyu Tilahun
Director of Finance

Kansas City, Kansas Housing Authority	
Payments Over \$1,000.00	
For The Month of MAY '22	
CONTRACTS	
MAINTENANCE COSTS	
Arrow Cold Control	\$1,316.17
Arrow Cold Control	\$1,424.03
Arrow Cold Control	\$2,074.35
Blackhawk Building Maintenance	\$5,351.76
Booney's Lawn Service	\$4,380.00
Buck Roofing & Construction, LLC	\$15,094.00
CALHOUN LAWN CARE, LLC	\$7,250.00
CALHOUN LAWN CARE, LLC	\$7,250.00
CS Carey Llc	\$1,350.00
DAVID ALLEN HENDERSON DBA	\$1,795.00
DAVID ALLEN HENDERSON DBA	\$3,590.00
DAVID ALLEN HENDERSON DBA	\$3,590.00
Ferguson Enterprises, LLC.	\$5,646.55
Fire & Security Solutions	\$1,115.97
Gold Star Flooring & More, Inc	\$1,455.00
H.D. Supply	\$2,378.41
H.D. Supply	\$2,652.78
H.D. Supply	\$2,850.04
Home Depot Pro-SupplyWorks	\$1,510.96
Home Depot Pro-SupplyWorks	\$3,644.09
Home Depot Pro-SupplyWorks	\$4,792.24
KEMPKES CONTRACTORS, LLC	\$1,570.00
KEMPKES CONTRACTORS, LLC	\$2,165.00
Lowe's	\$2,059.91
Lowe's	\$2,285.81
Martin Mechanical Corporation	\$4,140.91
MEI TOTAL ELEVATOR SOLUTIONS	\$4,859.65
Olney Sales Inc.	\$4,822.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$3,490.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$3,780.00
Pcs	\$1,686.19
PDQ Supply Inc.	\$1,274.52
PDQ Supply Inc.	\$1,394.59
Plumb Supply Company, LNX	\$6,346.36
Plumb Supply Company, LNX	\$6,684.25

PRESTO-X	\$1,350.00
REPUBLIC SERVICES #468	\$2,048.38
Royal Tree Service	\$1,700.00
Sherwin-Williams Co	\$8,406.54
Stanion Wholesale Elec. Co.	\$8,730.70
Stanion Wholesale Elec. Co.	\$15,123.24
SUTTON REMODELING, LLC	\$2,700.00
SUTTON REMODELING, LLC	\$14,950.00
Waste Management	\$4,933.11
Zep Manufacturing Company	\$1,315.66
MISCELLANEOUS	
American Express	\$7,891.99
AT&T	\$1,799.14
AT&T	\$12,291.59
Charter Communications	\$1,236.16
ConvergeOne, Inc	\$1,237.50
ConvergeOne, Inc	\$7,911.43
ENTERPRISE FM TRUST	\$5,935.89
HARRG INC	\$1,000.00
Lockton Companies	\$4,291.00
MASTERCARD	\$1,157.73
MRI Software LLC (HAB, INC)	\$1,048.09
OFFICE ESSENTIALS, INC	\$1,604.61
OFFICE ESSENTIALS, INC	\$4,612.57
PayLease, LLC	\$3,000.27
Shred-It USA LLC	\$1,472.15
Talx Corporation	\$3,036.67
U.S BANK EQUIPMENT FINANCE	\$3,798.18
Utility Management Services	\$1,800.00
Verizon Wireless	\$1,898.30
WEX BANK DBA WRIGHT EXPRESS FSC	\$6,523.93
WILLIAM W. HUTTON ATTORNEY AT LAW	\$1,575.00

[illegible]

Kansas City, Kansas Housing Authority
Operating Income and Expenditure
For the Period Ended April 31, 2022

	CEN OFFICE YR TO DATE	%	CEN OFFICE BUDGET	PUBLIC HSG YR TO DATE	%	PUBLIC HSG BUDGET	SECTION 8 YR TO DATE	%	SECTION 8 BUDGET	FSS YR TO DATE	TOTAL YR TO DATE	%	TOTAL BUDGET
OPERATING INCOME:													
Dwelling Rent				\$406,334.00	8%	\$4,906,135.00					\$406,334.00	8%	\$4,906,135.00
Fraud Recovery Income	\$89.09	47%	\$190.00			\$820.00	\$4,714.00				\$4,714.00		
Interest Income				\$27,234.42	10%	\$260,674.00					\$89.09	9%	\$1,010.00
Tenant Income						\$1,097,012.00					\$27,234.42	10%	\$260,674.00
Transfer from CFP													\$1,097,012.00
Other Income	\$20.00	0%	\$724,169.00	\$1,179.43	3%	\$42,408.00					\$1,199.43	0%	\$766,577.00
Fee for Services - COCC	\$147,343.40	9%	\$1,580,215.00								\$147,343.40	9%	\$1,580,215.00
FSS Grant Income										\$2,838.19			
Management Fees	\$152,334.11	9%	\$1,771,135.00								\$2,838.19	9%	\$1,771,135.00
Total Operating Income	\$299,786.60	7%	\$4,075,709.00	\$454,747.85	7%	\$6,307,049.00	\$4,714.00			\$2,838.19	\$742,086.64	7%	\$10,382,758.00
Operating Subsidy				\$768,479.00	8%	\$9,199,789.00					\$768,479.00	8%	\$9,199,789.00
Section 8 Admin Fees							\$72,655.00	8%	\$856,733.00		\$72,655.00	8%	\$856,733.00
Total Operating Receipts	\$299,786.60	7%	\$4,075,709.00	\$1,203,226.85	8%	\$15,506,838.00	\$77,369.00	9%	\$856,733.00	\$2,838.19	\$1,583,220.64	8%	\$20,439,280.00
OPERATING EXPENSES:													
Administrative Salaries	\$40,290.91	4%	\$1,046,838.00	\$43,666.94	3%	\$1,283,465.00	\$11,467.42	3%	\$411,663.00	\$1,612.22	\$97,037.59	4%	\$2,741,966.00
Management Fees				\$129,538.61	8%	\$1,597,338.00	\$22,795.50	8%	\$296,750.00		\$152,334.11	8%	\$1,894,088.00
Other Admin Expenses	\$6,445.00	3%	\$228,199.00	\$6,987.91	2%	\$422,055.00	\$2,907.22	4%	\$68,550.00		\$16,340.13	2%	\$718,804.00
Tenant Services													
Tenant Services Salaries				\$2,242.15							\$2,242.15		
Resident Assoc Expenses				\$240.00	1%	\$25,233.00					\$240.00	1%	\$25,233.00
Other Expenses						\$16,830.00							\$16,830.00
Total Utilities			\$50,728.00	(\$37,120.42)	-1%	\$2,900,853.00				(\$37,120.42)		-1%	\$2,951,581.00
Maintenance Salaries	\$45,388.29	3%	\$1,332,240.00	\$60,544.61	4%	\$1,721,375.00					\$105,932.90	3%	\$3,053,615.00
Maint Materials	\$8,202.44	9%	\$91,188.00	\$643.52	0%	\$875,543.00			\$11,691.00		\$8,845.96	1%	\$978,422.00
Fee for Services - COCC				\$147,343.40	9%	\$1,580,215.00					\$147,343.40	9%	\$1,580,215.00
Other Maint Contracts	\$882.00	1%	\$150,018.00	\$19,507.10	1%	\$1,638,934.00	\$608.16	2%	\$54,430.00		\$20,997.26	1%	\$1,823,382.00
Security Salaries													
Other Security Expense			\$2,500.00	\$2,288.00	1%	\$208,748.00					\$2,288.00	1%	\$211,248.00
Insurance	\$9,510.95	9%	\$106,995.00	\$47,301.57	8%	\$606,156.00	\$2,113.13	8%	\$26,755.00		\$58,925.65	8%	\$739,904.00
Terminal Leave Payments													
Employee Benefit Contributions	\$29,751.91	3%	\$877,135.00	\$44,458.05	4%	\$1,184,811.00	\$3,844.12	3%	\$151,775.00	\$1,225.87	\$79,279.95	4%	\$2,213,721.00
Collection Losses				(\$490.92)	0%	\$201,556.00					(\$490.92)	0%	\$201,556.00
Interest Expense				\$44,505.06	8%	\$566,464.00					\$44,505.06	8%	\$566,464.00
Other General Expense	\$28.02			\$173.43	77%	\$224.00	\$882.97	8%	\$11,001.00		\$1,084.42	10%	\$11,225.00
Total Routine Expenses	\$140,499.52	4%	\$3,885,841.00	\$511,829.01	3%	\$14,829,800.00	\$44,618.52	4%	\$1,012,613.00	\$2,838.19	\$699,785.24	4%	\$19,728,254.00
COVID													
Casualty Losses - Net				(\$788.00)							(\$788.00)		
Total Operating Expenses	\$140,499.52	4%	\$3,885,841.00	\$511,041.01	3%	\$14,829,800.00	\$44,618.52	4%	\$1,012,613.00	\$2,838.19	\$698,997.24	4%	\$19,728,254.00
Prior Year Adjustments													
Total Operating Expenditures	\$140,499.52	4%	\$3,885,841.00	\$511,041.01	3%	\$14,829,800.00	\$44,618.52	4%	\$1,012,613.00	\$2,838.19	\$698,997.24		\$19,728,254.00
Gain/(Loss) from Operations	\$159,287.08		\$189,868.00	\$692,185.84		\$677,038.00	\$32,750.48		(\$155,880.00)		\$884,223.40		\$711,026.00

*** April is the 1st month of the Fiscal Year Ending March 31st
 *** Percentage 8% or 1/12th of the year

Nebyu Tiliahun, Director of Finance

**KANSAS CITY, KANSAS HOUSING AUTHORITY
MAINTENANCE REPORT
FOR THE MONTH OF MAY 2022**

CUSTOMER SERVICE & SATISFACTION SURVEY - MAY 2022

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
05/02/22	178	20	198	5	5	0	15
05/03/22	156	16	172	4	4	0	12
05/04/22	177	27	204	2	2	0	25
05/05/22	155	17	172	4	4	0	13
05/06/22	144	13	157	2	2	0	11
05/10/22	135	21	156	5	5	0	16
05/11/22	179	15	194	3	3	0	12
05/12/22	107	17	124	6	6	0	11
05/16/22	165	21	186	5	5	0	16
05/17/22	127	21	148	4	4	0	17
05/18/22	186	29	215	5	5	0	24
05/19/22	74	12	86	1	1	0	11
05/20/22	112	23	135	4	4	0	19
05/23/22	82	14	96	4	4	0	10
05/24/22	139	18	157	5	5	0	13
05/25/22	56	12	68	1	1	0	11
05/27/22	74	13	87	6	6	0	7
05/31/22	113	19	132	5	5	0	14
TOTAL	2,359	328	2,687	71	71	0	257
			(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 22% of the service work orders completed
- (b) No Response 78% 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.

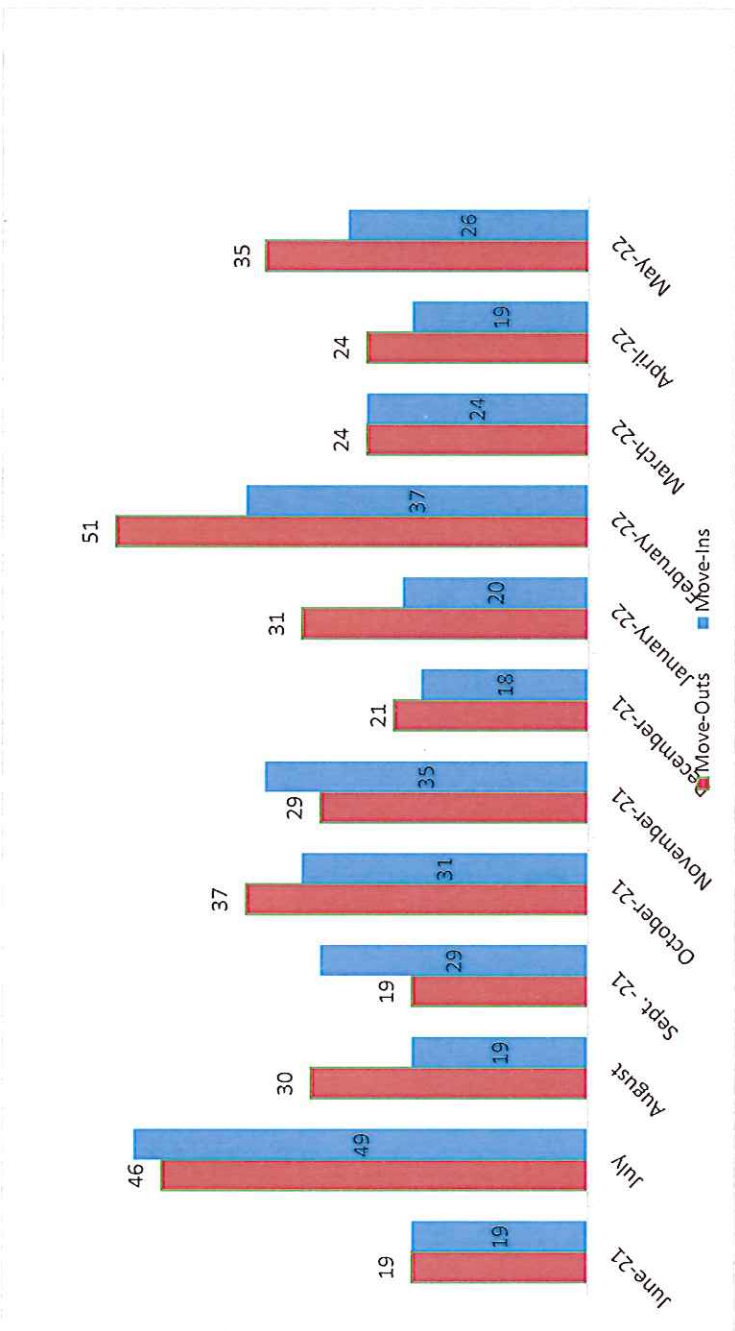
	Family	Elderly	Total
Total Vacancy	43	73	116
Units in Mod	11	29	40
Juniper in Mod	166	0	166
Fire Units	0	0	0
Defer Maint	6	1	7
Rentable Units	37	72	109
Move-Ins	9	17	26
Move-Outs	16	19	35
Units Available	13	21	34

Kansas City, Kansas Housing Authority
May 2022 (Rentable Units) Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	HUD APPROVED SPECIAL USE UNITS	UNITS IN MOD/Defer red	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 *M(7) D(12) JUNIPER GARDENS	265	87	-	12	166	100%	43%
K1-2 D(1) ST. MARGARETS PARK	100	96	2	1	1	98%	96%
K1-3 D(1) CYRUS K. HOLIDAY	60	53	3	1	3	95%	98%
K1-4*M(1) D(8) WYANDOTTE TOWERS	302	264	23	6	9	92%	97%
K1-5*M(2) D(1) BELROSE MANOR	90	86	1	1	2	99%	94%
K1-6 Elderly DOUGLAS HEIGHTS	101	93	6	-	2	94%	98%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	90	5	3	1	95%	92%
K1-7 D(1) SCATTERED SITES	24	19	2	2	1	92%	96%
K1-9 D(1) SCATTERED SITES	30	30	-			100%	90%
K1-10 *M(2) SCATTERED SITES	42	38	1		3	98%	88%
K1-11 M(1) D(1) GRANDVIEW PARK	40	37	2	1		95%	90%
K1-12 D(2) CHALET MANOR	66	55	-	2	9	100%	89%
K1-13 WELBORN VILLA	80	79	-	-	1	100%	96%
K1-14 BETHANY PARK TOWERS	153	145	5	-	3	97%	98%
K1-15 *M(6) SCATTERED SITES	20	11	-	-	9	100%	100%
K1-17*M(1) GLANVILLE TOWERS	108	100	5		3	95%	98%
K1-18 ROSEDALE TOWERS	122	118	2	-	2	98%	97%
K1-20 D(1) WESTGATE TOWERS	163	157	4	1	1	98%	94%
K1-21 D(1) SCATTERED SITES	8	7	1			88%	100%
K1-22 WESTGATE VILLA	20	18	1		1	95%	95%
K1-23 D(1) SCATTERED SITES	38	35	2		1	95%	97%
K1-24 M(18) PLAZA TOWERS	115	82	5		28	96%	100%
K1-25 D(1) SCATTERED SITES	12	7	2	1	2	83%	100%

**Kansas City, Kansas Housing Authority
May 2022 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	87	166	12		37%	43%
K1-2 D(1) ST. MARGARETS PARK	100	94	5	1		95%	96%
K1-3 D(1) CYRUS K. HOLIDAY	60	53	6	1	-	90%	98%
K1-4 *M(1) D(8) WYANDOTTE TOWERS	302	264	32	6	-	89%	97%
K1-5 *M(2) D(1) BELROSE MANOR	90	86	3	1		97%	94%
K1-6 Elderly DOUGLAS HEIGHTS	101	93	8	-	-	92%	98%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	90	6	3		94%	92%
K1-7 D(1) SCATTERED SITES	24	19	3	2		88%	96%
K1-9 D(1) SCATTERED SITES	30	30	-			100%	90%
K1-10 *M(2) SCATTERED SITES	42	36	6			86%	88%
K1-11 M(1) D(1) GRANDVIEW PARK	40	37	2	1	-	95%	90%
K1-12 D(2) CHALET MANOR	66	55	9	2		86%	89%
K1-13 WELBORN VILLA	80	79	1	-		99%	96%
K1-14 BETHANY PARK TOWERS	153	145	8	-		95%	98%
K1-15 *M(6) SCATTERED SITES	20	9	-	-	11	100%	100%
K1-17 *M(1) GLANVILLE TOWERS	108	100	8		-	93%	98%
K1-18 ROSEDALE TOWERS	122	118	4	-		97%	97%
K1-20 D(1) WESTGATE TOWERS	163	155	7	1		96%	94%
K1-21 D(1) SCATTERED SITES	8	8	-			100%	100%
K1-22 WESTGATE VILLA	20	19	1			95%	95%
K1-23 D(1) SCATTERED SITES	38	37	1			97%	97%
K1-24 M(18) PLAZA TOWERS	115	80	6		29	95%	100%
K1-25 D(1) SCATTERED SITES	12	8	3	1		75%	100%



MODERNIZATION AND DEVELOPMENT REPORT **June 2022**

CAPITAL FUND PROGRAM 2017

The funding amount for this program is \$3,024,938.00. The public hearing and final budget were presented to the residents on December 7th, 2016. The Capital Fund Program 2017 was approved at the December 15th, 2016, Board meeting. Approval of the 2017 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD. Architect and engineering firms have been selected to complete work under this program.

The following projects are complete: K1-54 Scattered Sites (15) Interior Modernization Phase 1; K1-56 Rosedale Tower Air Handler Replacement; K1-55 Wyandotte Tower Elevator Modernization; K1-53 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 6th, 2017. The Capital Fund Program 2018 was approved at the December 21st, 2017, Board meeting. HUD is in the process of reviewing the 2018 Capital Fund Plan. There is a new process regarding the ACC Amendment and currently the Housing Authority is working with HUD through the new process for its approval. Architectural and Engineering Services, for the preparation of building plans and specifications, for the 2018 improvement projects, have been awarded.

The following projects are complete: K1-55 Wyandotte Tower Underground Storage Tank Removal; K1-56 and K1-57 Glanville, Rosedale, and Plaza Towers Security Camera Improvements; K1-54 Scattered Site 7 HVAC Improvement; K1-53 Chalet Manor HVAC Improvement; and K1-56 Douglas Heights High Rise, v and Glanville Towers, and K1-57 Westgate Tower Fire Alarm Panel Replacement.

K1-20 CHILLER REPLACEMENT

Bids were received on August 18th, 2021, for this project. The Board authorized the award of a contract at the September 16th, 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 11th, 2021. A Notice to proceed was issued on March 1st, 2022. Preliminary work and demolition began on March 2, 2022. Chillers and associated equipment have been installed. Startup of system is complete and operational. Training on the new chillers was completed on May 10th, 2022. Project has reached substantial completion. Punchlist items remain before 100% completion.

CAPITAL FUND PROGRAM 2019

The funding amount for this program is \$4,889,781.00. The public hearing and final budget were presented to the residents on December 5th, 2018. The Capital Fund Program 2019 was approved at the December 20st, 2018 Board meeting. Staff has submitted all required documents to HUD for acceptance of this funding. Architectural and Engineering Services, for the preparation of building plans and specifications, for the 2019 improvement projects, have been awarded.

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 10th, 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 8th, 2020. A Notice to Proceed was issued on Feb 3rd, 2021. Work on the 4th, 5th and 6th Floors are complete. This project is complete. Final paperwork and close out of this project are pending.

K1-57 PLAZA TOWER RELOCATION

Bids were received for relocation services for Floors 4, 5, and 6 at Plaza Tower on June 11th, 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 5th floor to the 6th floor was completed on July 15, 2021. The relocation of residents from the 4th floor to the 5th floor was completed on October 22, 2021. Relocation of residents to the 4th floor was completed on February 22nd, 2022.

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

Bids were received on April 7th, 2021, for this project. The Board authorized the award of a contract at the April 15th, 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 28th, 2021. Notice to Proceed was issued on July 1st, 2021. This project is nearing completion, 8 of the 9 buildings are complete. The remaining building is the ADA unit, which is being converted for handicapped accessibility. This building requires more ADA modifications which are awaiting UG approval.

K1-54 MAINTENANCE FACILITY METAL ROOF RETROFIT

Bids were received on August 24th, 2021, for a metal roof retrofit repair at the KCKHA Maintenance Facility. The Board authorized the award of a contract at the September 16th, 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 18th, 2021. A Notice to Proceed was issued on May 27th, 2022. Project is underway and progressing well.

CAPITAL FUND PROGRAM 2019 LEAD-BASED PAINT GRANT

The funding amount for this grant is \$519,960.00. These grant funds are to be used for the identification, remediation and/or elimination of lead-based paint hazards in Housing Authority family developments that house children up to 6 years of age. The implementation of this grant was delayed due to COVID-19. The first step is a lead-based paint assessment and inspection of family developments. The Board authorized the award of a contract at the May 19th, 2022, meeting to Professional Environmental Engineers, Inc., in the amount of \$77,921.68 for a lead-based paint assessment and inspection at 14 housing authority family developments. Staff is working with the contractor to start the assessment and inspection.

CAPITAL FUND PROGRAM 2020

The funding amount for this program is \$5,259,500.00. The public hearing and final budget were presented to the residents on December 4th, 2019. The Capital Fund Program 2020 was approved at the December 19th, 2019, Board meeting. Staff has submitted all required documents to HUD for acceptance of this funding. The Capital Fund Program 2020 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 project is 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 a contract with CVR Associates. The Board authorized a contract for relocation services, at the meeting held on July 16th, 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. A Physical Needs Reassessment was completed on September 28th, 2021. The Physical Needs Reassessment final report has been received and submitted. The Disposition Application has been resubmitted to

Special Application Center (SAC) and is currently being reviewed for approval. Minor modifications to the Physical Needs Reassessment were requested. The revised Physical Needs Reassessment was submitted to SAC on February 18th, 2022. SAC has been in communication with the Housing Authority regarding the energy performance contract debt repayment for Juniper Gardens. Information has been submitted to SAC for review.

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 31st, 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 2nd, 2021. Notice to Proceed was issued on August 18th, 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 (Ohio St) requires completion of punch list items prior to acceptance.

K1-54(7) SCATTERED SITES RETAINING WALL REPAIR

Bids were received on January 12, 2022, for the repair of a retaining wall that has failed at approximately 5th Street and Cleveland Avenue. The Board authorized the award of a contract, at the February 2022 meeting, to Heartland Foundation Solutions, in the amount of \$205,802.88. Pre-construction meeting was held on March 10, 2022. Notice to Proceed will be issued when all required paperwork is submitted, and a building permit is issued from the Unified Government, obtaining the permit is currently delaying the start of this project.

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 2nd, 2020. The Capital Fund Program 2021 was approved at the December 17th, 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.

K1-57 PLAZA TOWER INTERIOR MODERNIZATION PHASE 3 (Floors 1, 2, & 3)

Bids were received on March 30th, 2022, for this project. The Board authorized the award of a contract at the April 22nd, 2022 meeting, to Infinity Group LLC, in the amount of \$2,398,348.00. Pre-construction meeting was held on May 3rd, 2022. A Notice to Proceed was issued on May 16th, 2022. Work on 3rd floor has commenced with demolition of that floor approximately 40% complete.

RESIDENT INITIATIVE REPORT

JUNE 2022

SUBMITTED BY SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

The Public Housing Resident Council did not meet for the month of May; however individual resident councils met with me in person and by telephone.

On May 3, 2022, The Kansas City Dream Center became a new partner with our agency. I met with the Brian Hughes, Executive Director. Mr. Hughes and his agency have targeted St. Margaret's Park to provide service to our families. Their agency offers adult mentors to help families feel safe. In addition, they assist the youth with acquiring new skills that will help them improve attendance in school, improve their grades, increase their graduation rate, employment, reinforce positive attitudes, and social behavior. The Kansas City Dream Center's first on site visit to St. Margaret's Park was on April 7, 2022. Thirty-two families were served, and 300 pounds of food was given that day.

On May 4, 2022, I attend the U.S. Dept. of HUD Substance Abuse and Mental Health Services webinar. This webinar was for National Mental Health Awareness Month.

On May 10, 2022, the Meet the Candidate forum was held at Wyandotte Towers. Four candidates were nominated for the Resident Commissioner seat on the Housing Authority Board of Commissioners. The following residents were nominated: Ms. Theresa Duke, Rev. Roderick McConnell, Ms. Frances Sharon, and Mr. Augustine Slober. Ms. Duke decided not to continue with the questions that each candidate was asked and advised that she had held the seat on the board for several years.

On May 11, 2022, I attended The Learning Club's High School Intern Celebration. Sixty youth completed the Program. Four of the youth received \$2,500 scholarships to a college of their choice. Nine of the sixty youth live in our public housing sites.

On May 17, 2022, The Kansas City Dream Center held a block party for the residents at St. Margaret's Park. They served over 250 adults and children. The block party consisted of bounce houses, a snow cone truck and food. Household items were given to the residents such as small kitchen appliances, electronics, and sports items. Also, 5,000 pounds of food and groceries were given out to the residents.



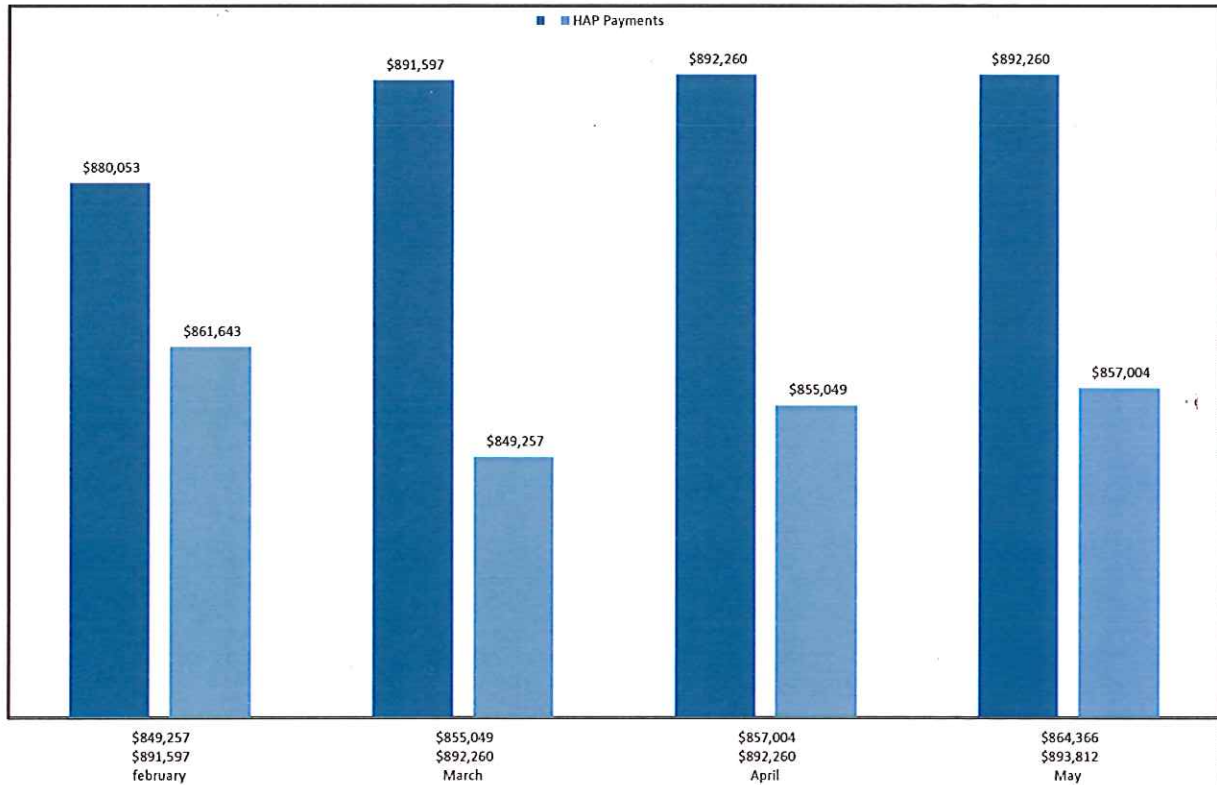
*Snow Cone Truck visits St. Margaret's Park
Compliments of the Kansas City Dream Center*

On May 24, 2022, the election was held for the Resident Commissioner seat. Rev. Roderick McConnell, a resident of Wyandotte Towers, won the election.

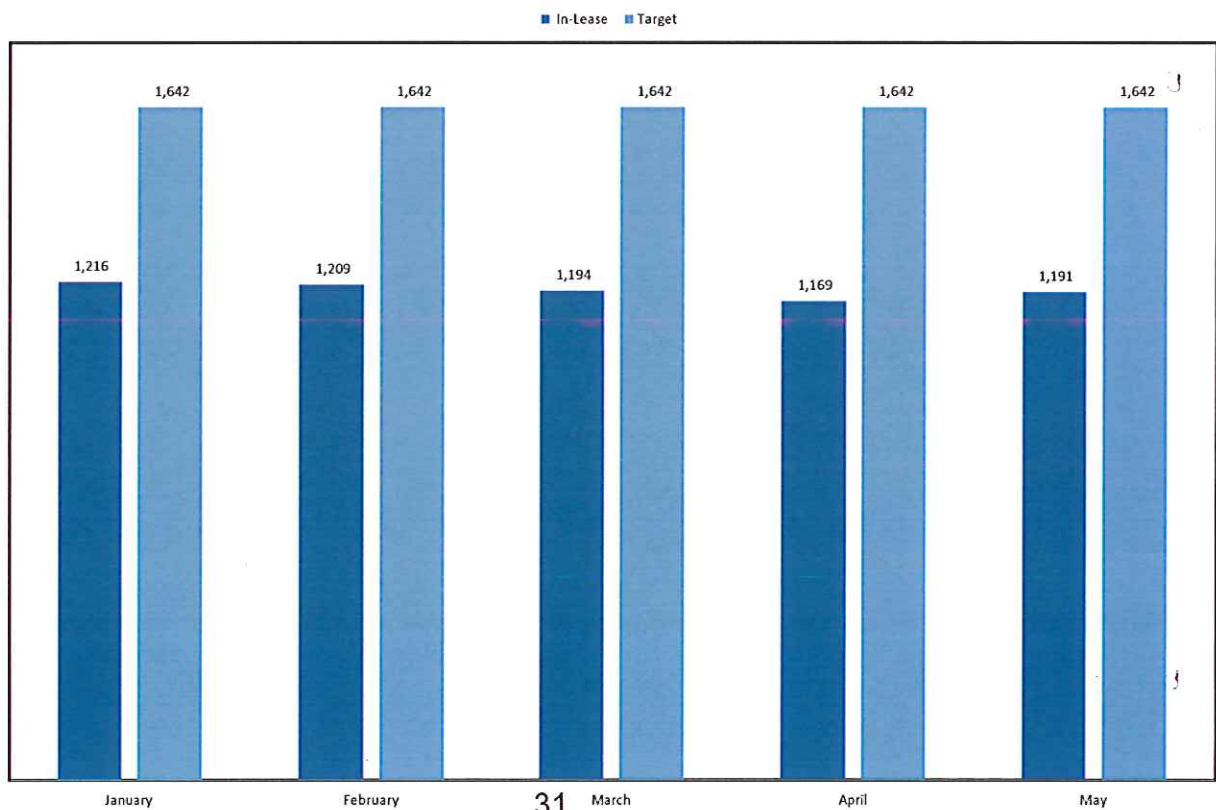
Section 8 Housing Choice Voucher Program Monthly Management Report

May 2022

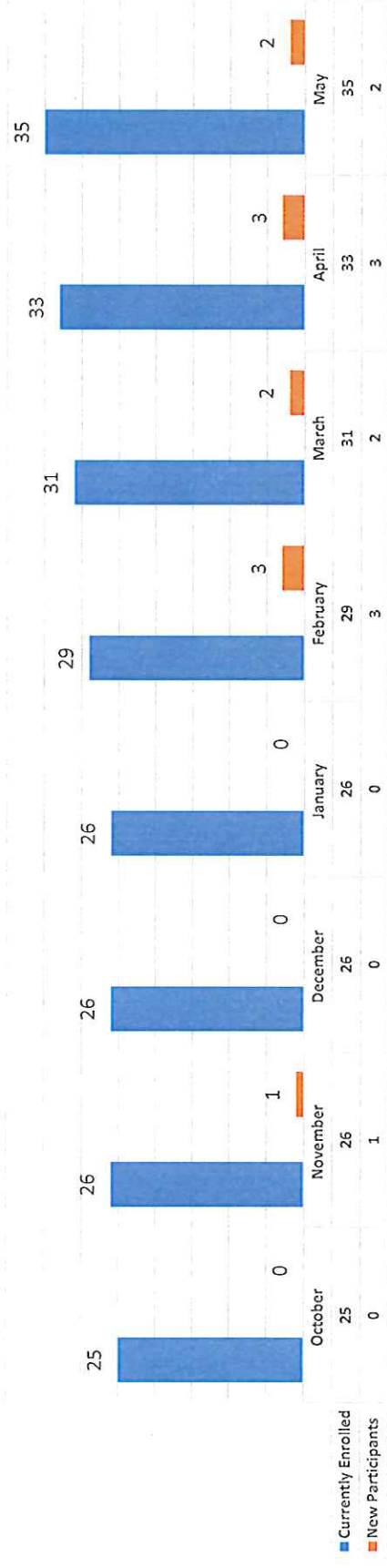
Section 8 Monthly Housing Assistance Payments



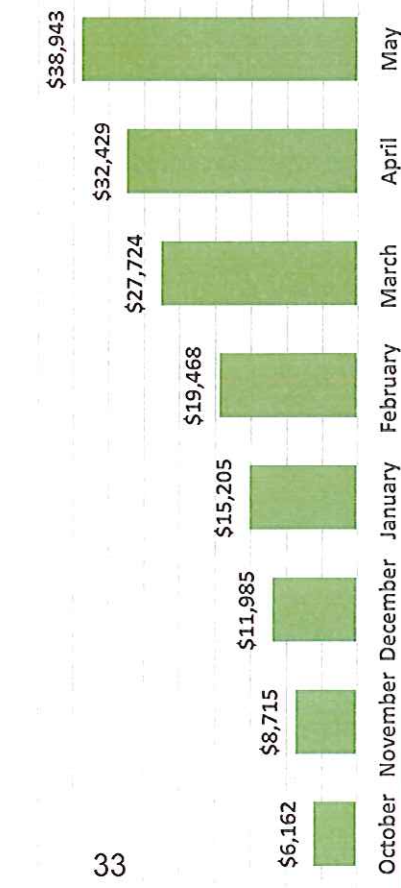
Section 8 Vouchers In-Lease and Target Leasing Rate



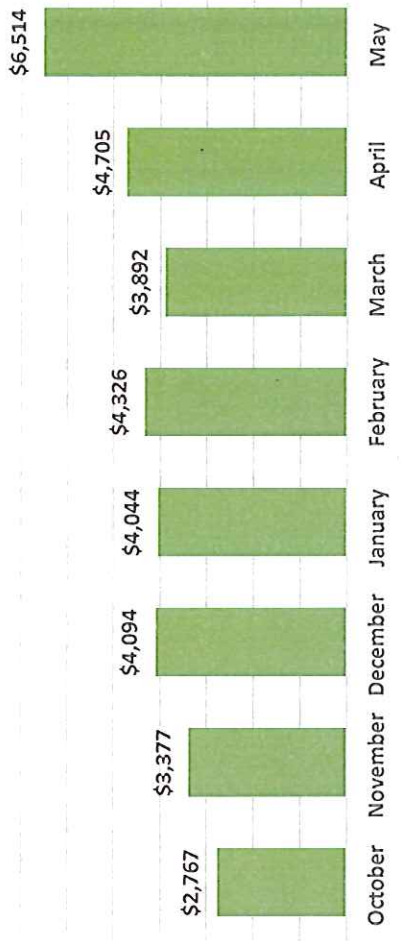
Currently Enrolled



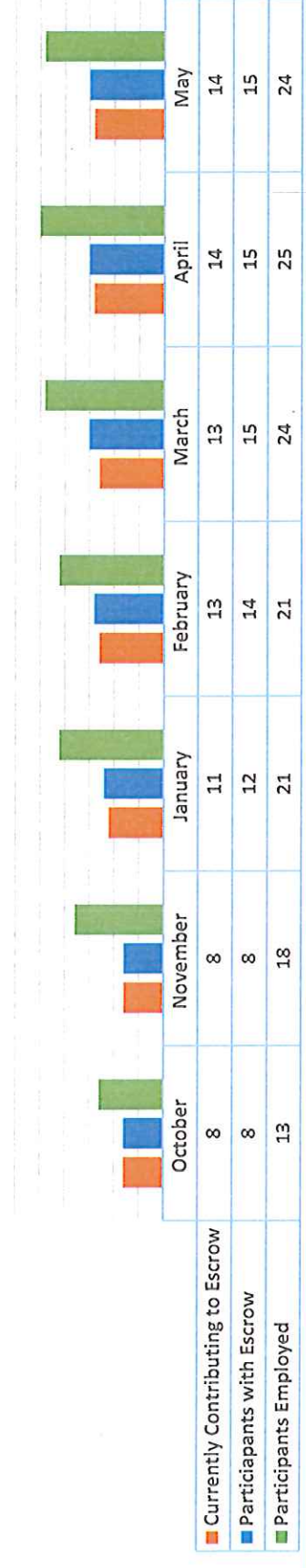
Total Escrow Balance



Monthly Escrow Balance



Employment and Escrow



Great Things Are Happening In Family Self-Sufficiency

Participant, S. Beamon participated in the Child Development Associate Credential program at KCKCC. She will graduate June 23 with her certification.



Participant, C. Davis began her employment in August 2021 as a cafeteria worker. Since she started, she has had 2 promotions and is now a supervisor.



A College 101 workshop was held June 7. The class covered information on financial aid, scholarships, school selection and career exploration.



Upcoming: Complete Wellness workshop scheduled for June 28 featuring 5 partner agencies.



Chenaye Sutton, FSS Coordinator, completed the FSS training with certification.



The Program Coordinating Committee was carefully selected to serve as the instrument to getting the tools and resources into the hands of the FSS participants to meet their self-sufficiency goals. All these agencies have agreed to partner with the Family Self-Sufficiency program to provide a diverse, full wrap-around service with direct access to services.



RESOLUTION 2022-19

APPROVE 2022 SUBMISSION OF THE CAPITAL FUND AT RISK/RECEIVERSHIP/SUBSTANDARD/TROUBLED PROGRAM NOFO

WHEREAS, the purpose of this funding is to provide Public Housing Authorities ("PHAs") in receivership, designated troubled or substandard, or otherwise at risk with funds for costs associated with public housing asset improvement. Use of this funding is focused on improving public housing asset management project (AMP) performance in two core areas:

- **Physical Condition:** Improvement of the physical condition of public housing, providing residents access to safe and decent housing through improved public housing assets.
- **Management:** Increase occupancy and reduce long-term vacancies through capital investment.

BE IT RESOLVED that the Board of Commissioners of the Kansas City, Kansas Housing Authority (KCKHA) approves the request to apply for the Capital Fund at Risk/Receivership/Substandard/Troubled Program.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution No. 2022-19.

Kansas City, Kansas Housing Authority
Board of Commissioner's Meeting
June 16, 2022

New Business Consent Item: Approve Application Submission for the Capital Fund at Risk/Receivership/Substandard/Troubled Program Notice of Funding Opportunity (NOFO).

Resolution No. 2022-19

Background:

HUD understands that some Public Housing Authorities (PHA) have aging infrastructures and may have little to no funds available to make costly modifications and renovations. In response to the needs of PHAs in receivership, designated troubled or substandard, or at risk, HUD has issued a NOFO for Capital Funds that can be used to cover the costs associated with public housing asset improvement.

Use of the funding is focused on improving public housing Asset Management Project (AMP) performance in two core areas:

Physical Condition: Improving the physical condition of public housing and providing residents access to safe and decent public housing through improved public housing assets.

Management: Increasing occupancy and reducing long-term vacancies through capital investment.

Funding of approximately \$26.5 million is available through the NOFO with the maximum funding award for each approved agency being \$3.5 million, and the minimum award totaling \$250,000. Additional funds may become available for award under the NOFO, because of HUD's efforts to recapture funds, use carryover funds, or because of the availability of additional appropriated funds. If additional funds are available from recaptured grants, they may be re-allocated among awardees that were not funded at the maximum award amount, either initially or if later requested during the period of performance, or among awardees under a subsequent similar NOFO, if issued.

Current Issue:

Substandard Designate Program

Earlier this year HUD conducted a Real Estate Assessment Center (REAC) inspection of KCKHA properties and provided KCKHA with an overall score of 67 out of 100 making the designated performance for KCKHA substandard. KCKHA's lowest score was captured in the category of physical condition with a score of 37 out of 100.

In April 2021, a Physical Needs Assessment was completed on all KCKHA properties and it was determined that the cost of immediate repairs would cost KCKHA approximately \$4.4 million.

We ask for approval to submit an application for Capital Fund at Risk/Receivership/Sub-standard/Troubled Program.

Board Action:

Approve Resolution No. 2022-19, if appropriate.

RESOLUTION NO. 2022-20

ADOPTING 64rd ANNUAL REPORT

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas, that the 64rd Annual Report of the Housing Authority of the City of Kansas City, Kansas, for the fiscal year ended March 31, 2022, submitted by the Executive Director is hereby approved.

BE IT RESOLVED that the 64rd Annual Report be presented to the Unified Government of the City of Kansas City, Kansas/Wyandotte County, as required by State law.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution No. 2022-20.