



Agenda

Housing Authority of the City of Kansas City, Kansas

Special Meeting

Thursday, July 21, 2022
12:30 p.m.

Held Electronically
via Zoom

- I. Roll Call
- II. Approval of the Minutes
Special Board Meeting June 16, 2022
(Pages 1—7)
- III. Executive Director's Report
(Pages 8—33)
- 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: None
- VII. New Business Discussion Items: None
- VIII. Adjournment

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

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

Held Electronically
via Zoom

On the 16th day of June 2022 at 12:30 p.m. the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in special/annual 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
Jacques Barber, Commissioner
Hazel Davis, Commissioner
Raul Escarcega, Commissioner
P. Anne McDonald, Commissioner
J.D. Rios, Commissioner
Chandra Ward, Commissioner
Linda Warner, Commissioner

ABSENT: Rev. Jimmie L. Banks, Vice-Chairman
Rachel Jefferson, Commissioner
LaDora Lattimore, 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 May 19, 2022.

Commissioner Rios made the motion to approve the minutes of May 19, 2022. Commissioner Escarcega seconded the motion, and the following vote was recorded:

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

NAYS: None

ABSENT: Banks, Jefferson, Lattimore

ABSTAIN: Barber

Motion carried.

Executive Director's Report

- Ms. Tapia reported that we received a 37 on the REAC inspection on our properties. She shared that the list REAC reviewed was extensive and the KCKHA had issues relating to COVID. She explained that this identifies our agency as substandard and the written Executive Director's report shows the various categories. Ms. Tapia noted that HUD recognizes there is aging infrastructure, so they created a grant that provides funding to address these items. There is \$26.5 Million to be divided among housing authorities. The minimum award is \$250,000 and the maximum award is \$3.5 Million. Ms. Tapia stated our agency will ask for the maximum. Any overages will be divided up between the agencies that received the grant. The deadline to apply for the grant is July 11, 2022. Commissioner Barber asked about the physical state of our properties in relation to the amount that could be awarded under the grant, and would it be enough. Ms. Andrea noted that the minimum would not be enough and the \$3.5 Million would also not be enough to address all our properties, but it would allow us to not have to use the monies from our Capital Funds. Commissioner Barber noted this should not be a shock due to the age of our properties, and this does need to be addressed. He indicated this could be discussed offline.
- Ms. Tapia noted that we talked to HUD this month about RAD conversions which allows us to make renovations to some of our units and take those offline for public housing units and put them on to a Section 8 platform. HUD provided the agency a look at what this process would be and best practices for this move. The minutes were sent out from that meeting to the Development Committee and will be sent out to the rest of the Board. Ms. Tapia indicated HUD has been good with providing guidance.
- Ms. Tapia noted that we have installed new cameras on our properties. She advised that residents feel safe and we have taken steps to ask people who do not live on our properties and do not belong there to leave, and we are ticketing cars that do not belong on our properties. Ms. Tapia stated we want people to enjoy where they live.

- The ROSS grant was awarded in March 2022 and it began June 1, 2022. We are still looking to hire someone to run the grant. Ms. Mays is working with the program.
- Ms. Tapia indicated we met with CBIZ (our insurance broker) to discuss medical insurance. We discussed giving staff access to Aflac and Colonial. CBIZ will give our staff access to both carriers to make sure our staff is aware of what is available to them. There is a long list of other items that CBIZ will be working on. We will meet again with them tomorrow to go over those items.
- Ms. Tapia advised that she would not be going over the Community Connections portion of the Executive Director's report but noted she has met with community leaders to talk about our housing programs and ways we could partner together. She has learned quite a bit about this community and ways to remove barriers to housing.

Public Comments

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

Committee Reports

Bylaws

Commissioner Barber apologized for his absence last month. The Bylaws committee did not meet last month. They are continuing to work on language for some type of disciplinary action for Commissioners that are not participating in the board meetings. He believes they have collected enough background information to draft some language that he will share with the rest of the committee this week. He will contact Ms. Randle to distribute this information to the Commissioners in advance of the next meeting to have a discussion at the July board meeting.

Finance

Commissioner McDonald noted that the Finance committee met yesterday, but she was unable to attend. She stated Commissioner Rios would make the report. Commissioner Rios noted that Mr. Tilahun did a nice job and Ms. Randle sent the information out earlier today. He indicated they spent nearly two hours reviewing the annual report which speaks well of the committee structure. They reviewed the details and he would try to give a good summary to the Board. He indicated that administrative expenses are about 5 percent higher than the previous year,

given inflation that is a commendable percentage. Service expenses are lower by 79 percent, utilities expenses are up by 18 percent, maintenance expenses are up by 3 percent. Commissioner Rios commended staff for holding the expenditures at that rate. Projected services expense rates are lower by 51 percent and he believes that Board action is associated with that percentage decline, and he commended the Board. General expenses are lower by six percent. Net income was \$1.8 Million compared to last year at \$4.8 Million. He noted that last year to this year is not a fair comparison due to the CARES grant. The prior year was \$1.7 Million in 2020 and \$1.3 Million in 2019 and when compared to \$1.8 Million we are trending upwards. We received positive scoring on the FASS scale where we received 23.4 out of 25. The MASS score was 5 out of 5, again this was due to a policy change made by the Board regarding how long we carry over. This was a prudent move which is reflected in the scoring. Again, Commissioner Rios commended the Board. He advised that our formal audit will begin in July. This will be the fourth year with these auditors and the Finance Committee agreed that it is time to get another pair of eyes to look at our books. After this current audit the Board should look at getting another firm to conduct the audit. Commissioner Rios was very clear that this was not a reflection of the current auditors, it is just best practice after a certain amount of time which is usually 3-5 years with the same firm. This concluded Commissioner Rios' synopsis of the meeting and he advised that Mr. Tilahun would provide further information.

Development

Commissioner Warner noted the Development Committee met with Ken Nuernberger and Eric McMahon with MD Consulting Group which Ms. Tapia had worked with in Columbia. They discussed low income housing tax credits and RAD, and how they would work together. The MD Consulting Group provided a proposal to reposition our housing, and in the future find ways to undertake new development in our area. Commissioner Warner noted they discussed exciting options and explained that we are in an excellent position to take advantage of low-income housing tax credits. There was a discussion on next steps with this group. Ms. Tapia shared her discussion with HUD regarding converting public housing to RAD. Commissioner Warner concluded that it was a productive meeting on how to position the Housing Authority to move forward, get good cash flow, provide good housing, maintain our properties effectively and to look at new development. There are exciting prospects on the horizon for development. Chairman Watkins noted we are positioned to take advantage of some of these programs. Commissioner Rios added that he felt good about the meeting and gave a plug for the new *Handbook for Commissioners*, that Ms. Tapia provided to the Board. He noted the book helps to bring the vision together. He asked would the Board want to act on MD Consulting Group's proposal. Chairman Watkins noted the Development Committee would need to make a recommendation to the Board and this would come later.

Resident Participation

Ms. Davis-Mays was asked to present information in the chat as her speakers were not working. She later typed that Rev. Roderick McConnell was chosen to serve as the Resident Commissioner. Ms. Tapia added that Rev. McConnell's name has been sent over to the Mayor's office for submission before the Unified Government's Council.

The following committees did not meet: Bylaws, Executive, 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. 2022-19 and 2022-20. Commissioner Rios made the motion to approve Resolution Nos. 2022-19 and 2022-20. Commissioner Warner seconded the motion, and the following vote was recorded:

AYES: Barber, Davis, Escarcega, McDonald, Rios, Ward, Warner, Watkins

NAYS: None

ABSENT: Banks, Jefferson, Lattimore

ABSTAIN: None

Motion carried.

Resolution No. 2022-19, approving the 2022 submission of the Capital Fund at Risk/Receivership/Substandard/Troubled Program NOFO.

This resolution approves the 2022 submission of the Capital Fund at Risk/Receivership/Substandard/Troubled Program NOFO. HUD is aware that some Public Housing Authorities lack funds to make costly modifications and renovations to its properties in need of repair. As a result, HUD has issued a NOFO for Capital Funds that can be used to cover the cost to make Public Housing improvements. The funding will improve the physical conditions and management of the properties. There is about \$26.5 Million available through the NOFO with a maximum award of \$3.5 Million and a minimum of \$250,000 for each approved agency. Any funds that are carried over and recaptured may be re-allocated among awardees that did not receive the maximum award amount.

Our agency received a Real Estate Assessment Center (REAC) overall score of 67 designating the Kansas City, Kansas Housing Authority (KCKHA) as substandard. A physical needs assessment of all KCKHA properties completed in April 2021 determined that immediate repairs would cost approximately \$4.4 Million. This resolution seeks Board approval to apply for the Capital Fund at Risk/Receivership/Substandard/Troubled Program NOFO.

RESOLUTION NO. 2022-19—APPROVE 2022 SUBMISSION OF THE CAPITAL FUND AT RISK/RECEIVERSHIP/SUBSTANDARD/TROUBLE PROGRAM NOFO.

Resolution No. 2022-20, adopting the 64th Annual Report.

This resolution adopts the 64th Annual Report of the Kansas City, Kansas Housing Authority for fiscal year ended March 31, 2022 as submitted by the Executive Director. This report is required by state law and submitted each year to HUD.

RESOLUTION NO. 2022-20—ADOPTING 64TH ANNUAL REPORT.

The Chairman advised that Mr. Tilahun's PowerPoint presentation would be circulated to the Board.

New Business Discussion Item:

Resolution No. 2022-21, authority to declare Chalet Manor exterior repair an emergency, authorization for staff to procure, through the Housing authority's procurement policy, a small purchase requiring three bids at Chalet Manor for temporary repairs to stop the water intrusion, and an exemption to our Procurement Policy requiring publicly bidding and board approval, if the contract exceeds \$75,000.

Mr. Shomin noted that we have considerable leakage around the windows and siding at Chalet Manor and it is extensive enough that our maintenance staff cannot do the work and we need to hire a contractor. If the cost reaches the \$75,000 it will require public bidding and Board approval, but it would create more damage if we wait. A decision was made to declare this project an emergency, get three bids and if they are in excess of \$75,000 to go ahead with the work.

Commissioner Warner asked would the price cover interior repairs as well. Mr. Shomin indicated that right now the repairs are for the exterior only. Our maintenance staff should be able to handle interior repairs. Commissioner Rios asked if this could be further discussed in Executive Session. The Chairman suggested calling Mr. Tapia or Mr. Shomin to discuss this in more detail. He asked the Board to go ahead and approve this as an emergency. Commissioner Rios noted he agreed as the need for this work was also indicated in Ms. Tapia's Executive Report.

Chairman Watkins called for a vote on Resolution No. 2022-21. Commissioner Rios made the motion to approve Resolution Nos. 2022-21. Commissioner Escarcega seconded the motion, and the following vote was recorded:

AYES: Barber, Davis, Escarcega, McDonald, Rios, Ward, Warner, Watkins

NAYS: None

ABSENT: Banks, Jefferson, Lattimore

ABSTAIN: None

Motion carried.

RESOLUTION NO. 2022-21—AUTHORITY TO DECLARE CHALET MANOR EXTERIOR REPAIR AN EMERGENCY, AUTHORIZATION FOR STAFF TO PROCURE, THROUGH THE HOUSING AUTHORITY'S PROCUREMENT POLICY, A SMALL PURCHASE REQUIRING THREE BIDS AT CHALET MANOR FOR TEMPORARY REPAIRS TO STOP THE WATER INTRUSION, AND AN EXEMPTION TO OUR PROCUREMENT POLICY REQUIRING PUBLICLY BIDDING AND BOARD APPROVAL, IF THE CONTRACT EXCEEDS \$75,000.

Ms. Tapia asked if all the commissioners received the handbook and to let her know if it was not received.

Chairman Watkins adjourned the meeting.

Matthew T. Watkins, Chairman

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

To: Board of Commissioners
From: Andrea Tapia, Director/CEO
Date: July 21, 2022
Re: Executive Director's Report

Low-Income Public Housing

The Public Housing Program has seen an increase in rental lease ups at a rate of 0.73% as of June 30, 2022. Collections in rent has also increased showing a 3.5% decrease in June's recorded delinquency ratio.

There are currently 843 active applications for the Public Housing Waiting list, which represents a decrease from the 984 applicants on the list in May 2022.

Housing Choice Voucher Program

The Housing Choice Voucher program staff have completed 113 annual reexaminations during the month of June 2022. The staff completed 58 interims, 6 change of units, 27 new admissions, and 1 portability move-in.

HCV staff and FSS staff continue to work together to increase participation in the FSS program. The FSS program enrollment continues to increase, and the participant's escrow accounts continue to grow.

Section 8 Housing Assistance Payments Program-Fiscal Year (FY) 2022 Inflation Factors for Public Housing Agency (PHA) Renewal Funding.

On May 26, 2022, HUD published a notice in the Federal Register announcing the renewal funding inflation factors (RFIFs) for fiscal year (FY) 2022. The notice is titled "Section 8 Housing Assistance Payments Program-Fiscal Year (FY) 2022 Inflation Factors for Public Housing Agency (PHA) Renewal Funding." HUD uses the inflation factors to determine Housing Assistance Payment (HAP) renewal funding for the Housing Choice Voucher (HCV) program. The notice states that HUD "applies the calculated individual area inflation factors to eligible renewal funding for each PHA based on VMS [Voucher Management System] leasing and cost data for the prior calendar year" (i.e., HUD applies an inflation factor to a PHA's past year leasing data in HUD's systems to calculate its current year's formula eligibility). The national inflation factor is 4.68%, but individual

PHAs will have inflation factors that differ based on their local contexts (see below).
Below is HUD's inflation factor for the KCK area.

METROPOLITAN FMR AREAS 2022 RFIF Counties of FMR AREA within STATE

Geary County, KS HMFA..... 1.027358 Geary
Kansas City, MO-KS HMFA..... 1.027358 Johnson, Leavenworth, Linn, Miami, Wyandotte
Lawrence, KS MSA..... 1.027358 Douglas
Manhattan, KS HMFA..... 1.027358 Pottawatomie, Riley
St. Joseph, MO-KS MSA..... 1.027358 Doniphan
Sumner County, KS HMFA..... 1.027358 Sumner
Topeka, KS MSA..... 1.046243 Jackson, Jefferson, Osage, Shawnee, Wabaunsee
Wichita, KS HMFA..... 1.027358 Butler, Harvey, Sedgwick

The FY 2022 Kansas City, MO-KS HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	\$762	\$875	\$1,030	\$1,365	\$1,569
FY 2021 FMR	\$731	\$857	\$1,021	\$1,364	\$1,552

The FY 2022 KCKHA Housing Choice Voucher Established FMRs by Unit Bedrooms

Payment Standards 2022 FMR by Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
FY 2022 FMR	\$762	\$962	\$1,030	\$1,501	\$1,569	\$1,804	\$2,039

Family Self-Sufficiency Published Final Rule

This final rule amends HUD's regulations to implement changes to the Family Self-Sufficiency (FSS) program made by the Economic Growth, Regulatory Relief, and Consumer Protection Act ("the Economic Growth Act" or "the Act"). Section 306 of the Act made multiple amendments to the FSS program, including changes to the methodology for determining the size of the FSS program, expanding the definition of eligible families to include tenants of certain privately owned multifamily properties subsidized with Project-Based Rental Assistance (PBRA), updating the FSS Contract of Participation (CoP), reducing burdens on Public Housing Agencies (PHAs) and multifamily assisted housing owners, clarifying escrow account requirements, and

updating the FSS Action Plan requirements. After consideration of public comments, the final rule incorporates these changes, responds to public comments, and further revises HUD's FSS regulations to further streamline the program for PHAs, multifamily property owners, and eligible families, including providing that families participating in the Housing Choice Voucher Homeownership Program and all Section 8 programs can participate in the FSS program, revising certain definitions that apply to the program to align with commenters' suggestions, making changes to the CoP provisions, revising the lists of activities for which forfeited escrow funds may be used, and making changes to portability provisions.

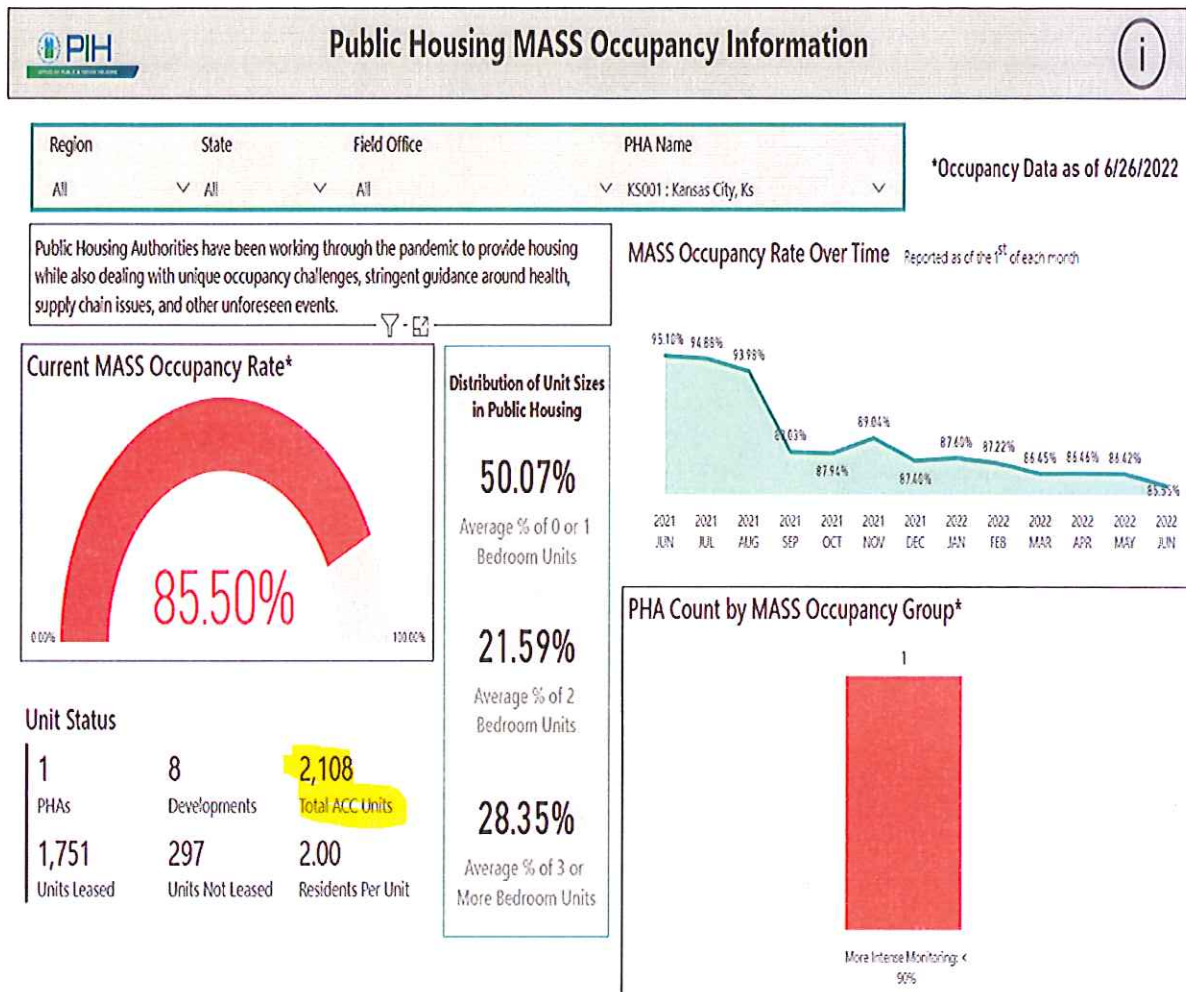
Major Changes to Highlight for Operating Programs:

- New Reporting Forms and escrow calculation worksheets
- Reduced burden of reporting – from quarterly reports to annual reports
- New requirements for action plans; most PHAs will need to submit new action plans to match the new reporting requirements
- More ability to pool resources with other FSS programs, including those outside of PHAs
- PBRA (Multifamily) programs are now eligible for HUD program funding, and can apply for funding in future FSS notices of funding opportunity
- Programs now need to work with a Program Coordinating Committee (PCC) if one is available. PHAs may also start their own PCC and are encouraged to do so if there isn't an existing PCC they can join.

FFY 2022 Public Housing Shortfall Funding

KCKHA has received notification from HUD that we are eligible for shortfall funding. HUD recognizes that PHAs may be experiencing financial hardship due to an increase in unpaid tenant rents which is reflected in the growth of their tenant account receivables (TARS). HUD states the growth in TARS has been abnormally high since the start of the pandemic and certain policies and economic factors have contributed to the growth in TARS which has resulted in lower cash flow to the PHAs. Specifically, the CARES Act included an eviction moratorium through July 31, 2020, and a 30-day notice prior to eviction filings for nonpayment of rent. At the same time, several States and localities issued eviction moratoriums. On September 4, 2020, the Centers for Disease Control (CDC) Director issued an order temporarily halting evictions in the United States due to the ongoing public health crisis, and subsequent Federal eviction moratoria were in effect until August 26, 2021. There have been, and continue to be, effective local and State eviction moratoria related to the ongoing pandemic. Earlier this year, HUD published Notice PIH 2022-02, which, among other information related to the Public Housing Assessment System, established a temporary revised scoring methodology for the TARS sub indicator to reflect the impact of the eviction moratoriums and ongoing rent collection challenges. To further support PHAs that are experiencing increases in TARS during the pandemic, for the FY 2022 Shortfall calculation, HUD will adjust the shortfall calculation to factor in increases in TARS. To offset the impact of higher TARS, HUD plans to modify the Monthly Operating Reserves (MOR) and eligibility calculation

with a one-time Excess TARS adjustment. Excess TARS will be calculated by normalizing a PHA's TARS Ratio for the Shortfall FYEs. The TARS Ratio is the calculation used in the MASS indicator under PHAS.



KCKHA submitted a request for shortfall funds on June 29, 2022.

The following are monthly reports provided by staff:

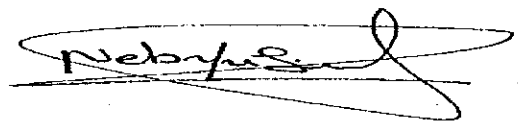
- A. Statement of Funds Report
- B. Delinquency Report
- C. Disbursements of \$1,000 Report
- D. Operating Receipt and Expenditures Report
- E. Maintenance Report
- F. Occupancy Report
- G. Monthly Move-outs and Move-ins Report
- H. Modernization Report
- I. Resident Initiative Report
- J. Section 8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

Kansas City, Kansas Housing Authority
Statement of Funds Available
For the Period Ended June 30, 2022

Description	Rate ^(a)	Maturity Date	Amount	Bank
General Fund Account	0.015%		\$593,871.83	Liberty
Payroll Account	0.00%		\$9,629.12	Liberty
ACH Pymt Account	0.00%		\$4,071.32	Liberty
Rent Depository Account	0.00%		5,716,775.23	Bank of Labor
Rent Bank Deposit Accounts	0.049%		\$336,042.67	Various
Homeless Prevention Program	0.049%		5,497.41	Bank of Labor
Sponsorship Program	0.049%		19,750.18	Bank of Labor
Section 8 Checking	0.00%		496,986.08	Bank of Labor
EPC Replacement Reserve Acct	0.015%		\$38,881.72	Liberty
Family Self Sufficiency	0.049%		\$44,825.22	Bank of Labor
KCKHA Debt Service Account			\$1,219,201.04	Deutsche Bank
CD#120245349	0.030%	09/01/22	\$500,000.00	Bank of Labor

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

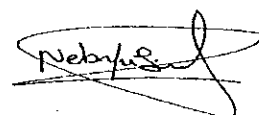
Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Nebyu Tilahun
Director of Finance

Kansas City, Kansas Housing Authority
Delinquency in Accounts Receivable
For the Month of June 30, 2022

	Rent & Other Charges	Repayment Agreements	Net Total
Accounts Receivable (Amounts Delinquent)	\$161,041.47	(\$83,006.90)	\$78,034.57
Total Charges to Tenants for Month			\$439,083.08
Delinquency Ratio			17.77%
Petitioned to Court			<u>19</u>
Praecipes Issued			<u>19</u>
Evictions			<u>11</u>
Pending Evictions			<u>0</u>



Nebyu Tilahun
Director of Finance

Kansas City, Kansas Housing Authority	
Payments Over \$1,000.00	
For The Month of JUNE '22	
CONTRACTS	
VETS Securing America	\$65,240.37
MAINTENANCE COSTS	
Booney's Lawn Service	\$7,000.00
CALHOUN LAWN CARE, LLC	\$7,250.00
CALHOUN LAWN CARE, LLC	\$7,250.00
CALHOUN LAWN CARE, LLC	\$7,250.00
CINTAS CORPORATION No. 2	\$1,092.96
DAVID ALLEN HENDERSON DBA	\$3,590.00
DAVID ALLEN HENDERSON DBA	\$2,295.00
DAVID ALLEN HENDERSON DBA	\$1,795.00
DAVID ALLEN HENDERSON DBA	\$1,795.00
Ferguson Enterprises, LLC.	\$2,025.53
Fire & Security Solutions	\$2,870.85
Gold Star Flooring & More, Inc	\$1,125.00
GSI Engineering, LLC	\$1,200.00
H.D. Supply	\$2,115.78
Home Depot Pro-SupplyWorks	\$4,961.00
Home Depot Pro-SupplyWorks	\$1,926.67
James Hanson dba Jim's Services	\$1,250.00
Johnson Controls Inc.	\$7,378.50
KEMPKES CONTRACTORS, LLC	\$8,835.00
KEMPKES CONTRACTORS, LLC	\$6,160.00
KEMPKES CONTRACTORS, LLC	\$2,260.00
KEMPKES CONTRACTORS, LLC	\$1,600.00
McCray Lumber & Millwork	\$2,248.37
Mcqueeney Group Inc	\$1,866.76
MEI TOTAL ELEVATOR SOLUTIONS	\$1,192.00
MIDWEST BED BUG SERVICES	\$2,700.00
MIDWEST BED BUG SERVICES	\$1,500.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$3,860.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$3,135.00
REPUBLIC SERVICES #468	\$2,438.99
Royal Tree Service	\$4,750.00
Sherwin-Williams Co	\$7,427.72
Smallwood Locksmiths, Inc	\$1,054.73
Stanion Wholesale Elec. Co.	\$7,368.90
SUTTON REMODELING, LLC	\$7,146.00
SUTTON REMODELING, LLC	\$3,360.00

SUTTON REMODELING, LLC	\$1,800.00
UPCS Services DBA Focus on Housing	\$9,065.00
UPCS Services DBA Focus on Housing	\$3,029.50
Ussery Body Shop	\$1,125.00
Waste Management	\$5,203.11
Zep Manufacturing Company	\$1,774.83
MISCELLANEOUS	
Adobe Inc	\$2,905.20
American Express	\$1,646.96
Arrow Cold Control	\$1,338.98
Arrow Cold Control	\$1,263.98
AT&T	\$10,629.65
ConvergeOne, Inc	\$9,777.83
ConvergeOne, Inc	\$4,500.00
ConvergeOne, Inc	\$3,580.00
ENTERPRISE FM TRUST	\$5,261.77
Equifax Workforce Solutions LLC	\$2,486.20
Evans & Mullinix, P.A.	\$5,579.50
Evans & Mullinix, P.A.	\$3,712.00
MASTERCARD	\$2,444.30
MRI Software LLC (HAB, INC)	\$1,048.09
New Village Printing & Promotional, LLC	\$2,281.02
OFFICE ESSENTIALS, INC	\$2,728.82
PayLease, LLC	\$2,856.96
Postmaster	\$5,000.00
U.S BANK EQUIPMENT FINANCE	\$2,961.56
Verizon Wireless	\$2,347.10
Verizon Wireless	\$1,939.97
WEX BANK DBA WRIGHT EXPRESS FSC	\$9,470.84
WEX BANK DBA WRIGHT EXPRESS FSC	\$7,427.75
WILLIAM W. HUTTON ATTORNEY AT LAW	\$1,575.00
MODERNIZATION	

[illegible]

**Kansas City, Kansas Housing Authority
Operating Income and Expenditure
For the Period Ended May 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				\$813,079.94	17%	\$4,906,135.00					\$813,079.94	17%	\$4,906,135.00
Fraud Recovery Income											\$7,328.00		\$7,328.00
Interest Income	\$275.82	145%	\$190.00				\$7,328.00				\$275.82	27%	\$1,010.00
Tenant Income				\$52,649.21	20%	\$260,674.00					\$52,649.21	20%	\$260,674.00
Transfer from CFP							\$1,097,012.00						\$1,097,012.00
Other Income	\$91,834.36	13%	\$724,169.00	\$7,031.65	17%	\$42,408.00					\$98,866.01	13%	\$766,577.00
Fee for Services - COCC	\$302,692.34	19%	\$1,580,215.00							\$9,379.25	\$302,692.34	19%	\$1,580,215.00
FSS Grant Income													
Management Fees	\$304,328.01	17%	\$1,771,135.00								\$304,328.01	17%	\$1,771,135.00
Total Operating Income	\$699,130.53	17%	\$4,075,709.00	\$872,760.80	14%	\$6,307,049.00	\$7,328.00			\$9,379.25	\$1,588,598.58	15%	\$10,382,758.00
Operating Subsidy				\$1,871,562.00	20%	\$9,199,789.00					\$1,871,562.00	20%	\$9,199,789.00
Section 8 Admin Fees							\$145,310.00	17%	\$856,733.00		\$145,310.00	17%	\$856,733.00
Total Operating Receipts	\$699,130.53	17%	\$4,075,709.00	\$2,744,322.80	18%	\$15,506,838.00	\$152,638.00	18%	\$856,733.00	\$9,379.25	\$5,605,470.58	18%	\$20,439,280.00
OPERATING EXPENSES:													
Administrative Salaries	\$148,859.24	14%	\$1,046,838.00	\$154,782.89	12%	\$1,283,465.00	\$42,741.32	10%	\$411,663.00	\$5,880.18	\$352,263.63	13%	\$2,741,966.00
Management Fees				\$258,308.01	16%	\$1,597,338.00	\$46,070.00	16%	\$296,750.00		\$304,328.01	16%	\$1,894,088.00
Other Admin Expenses	\$39,082.26	17%	\$228,199.00	\$24,775.95	6%	\$422,055.00	\$5,645.22	8%	\$68,550.00		\$69,501.43	10%	\$718,804.00
Tenant Services													
Tenant Services Salaries				\$8,176.82							\$8,176.82		
Resident Assoc Expenses				\$890.00	4%	\$24,235.00					\$890.00	4%	\$24,235.00
Other Expenses				\$100.00	1%	\$16,830.00					\$100.00	1%	\$16,830.00
Total Utilities	\$4,223.56	8%	\$50,728.00	\$186,141.78	6%	\$2,900,853.00					\$190,365.34	6%	\$2,951,581.00
Maintenance Salaries	\$166,500.35	12%	\$1,332,240.00	\$218,334.08	13%	\$1,721,375.00					\$384,834.43	13%	\$5,053,615.00
Maint Materials	\$30,224.18	33%	\$91,188.00	\$89,145.59	10%	\$875,543.00	\$702.18	6%	\$11,691.00		\$120,169.95	12%	\$978,422.00
Fee for Services - COCC				\$302,692.34	19%	\$1,580,215.00					\$302,692.34	19%	\$1,580,215.00
Other Maint Contracts	\$6,983.89	5%	\$150,018.00	\$145,192.07	9%	\$1,638,934.00	\$5,564.74	16%	\$34,430.00		\$157,740.70	9%	\$1,823,382.00
Security Salaries													
Other Security Expense			\$2,500.00	\$4,492.28	2%	\$208,748.00					\$4,492.28	2%	\$211,248.00
Insurance	\$20,871.05	20%	\$106,995.00	\$96,975.52	16%	\$606,156.00	\$4,507.73	17%	\$26,753.00		\$122,354.30	17%	\$759,904.00
Terminal Leave Payments													
Employee Benefit Contributions	\$94,780.07	11%	\$877,135.00	\$130,298.57	11%	\$1,184,811.00	\$13,008.59	9%	\$151,775.00	\$3,499.07	\$241,586.30	11%	\$2,213,721.00
Collection Losses				(\$2,157.93)	-1%	\$201,556.00					(\$2,157.93)	-1%	\$201,556.00
Interest Expense				\$89,010.12	16%	\$566,464.00					\$89,010.12	16%	\$566,464.00
Other General Expense	\$77.11			\$506.95	226%	\$224.00	\$5,857.10	35%	\$11,001.00		\$4,441.14	40%	\$11,225.00
Total Routine Expenses	\$511,701.71	13%	\$3,885,841.00	\$1,707,661.02	12%	\$14,829,800.00	\$122,046.88	12%	\$1,012,613.00	\$9,379.25	\$2,350,788.86	12%	\$19,728,254.00
Total Operating Expenses	\$511,701.71	13%	\$3,885,841.00	\$1,707,661.02	12%	\$14,829,800.00	\$122,046.88	12%	\$1,012,613.00	\$9,379.25	\$2,350,788.86	12%	\$19,728,254.00
Prior Year Adjustments													
Total Operating Expenditures	\$511,701.71	13%	\$3,885,841.00	\$1,707,661.02	12%	\$14,829,800.00	\$122,046.88	12%	\$1,012,613.00	\$9,379.25	\$2,350,788.86		\$19,728,254.00
Gain/(Loss) from Operations	\$187,428.82		\$189,868.00	\$1,036,661.78		\$677,038.00	\$50,591.12		(\$155,880.00)		\$1,254,681.72		\$711,026.00

*** May is the 2nd month of the Fiscal Year Ending March 31st
*** Percentage 17% or 21/22th of the year



Nebyu Tilahun, Director of Finance

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

CUSTOMER SERVICE & SATISFACTION SURVEY - JUNE 2022

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
06/02/22	114	21	135	6	6	0	15
06/03/22	142	20	162	7	7	0	13
06/06/22	132	22	154	7	7	0	15
06/08/22	130	9	139	4	4	0	5
06/09/22	154	8	162	5	5	0	3
06/10/22	141	11	152	6	6	0	5
06/14/22	145	31	176	7	7	0	24
06/15/22	74	22	96	8	8	0	14
06/17/22	126	13	139	6	6	0	7
06/21/22	151	22	173	12	12	0	10
06/23/22	62	10	72	5	5	0	5
06/24/22	188	24	212	10	10	0	14
06/27/22	177	21	198	8	8	0	13
06/28/22	66	13	79	7	7	0	6
06/30/22	163	24	187	9	9	0	15
	1,965	271	2,236	107	107	0	164
				(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 39% of the service work orders completed
- (b) No Response 61% 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.

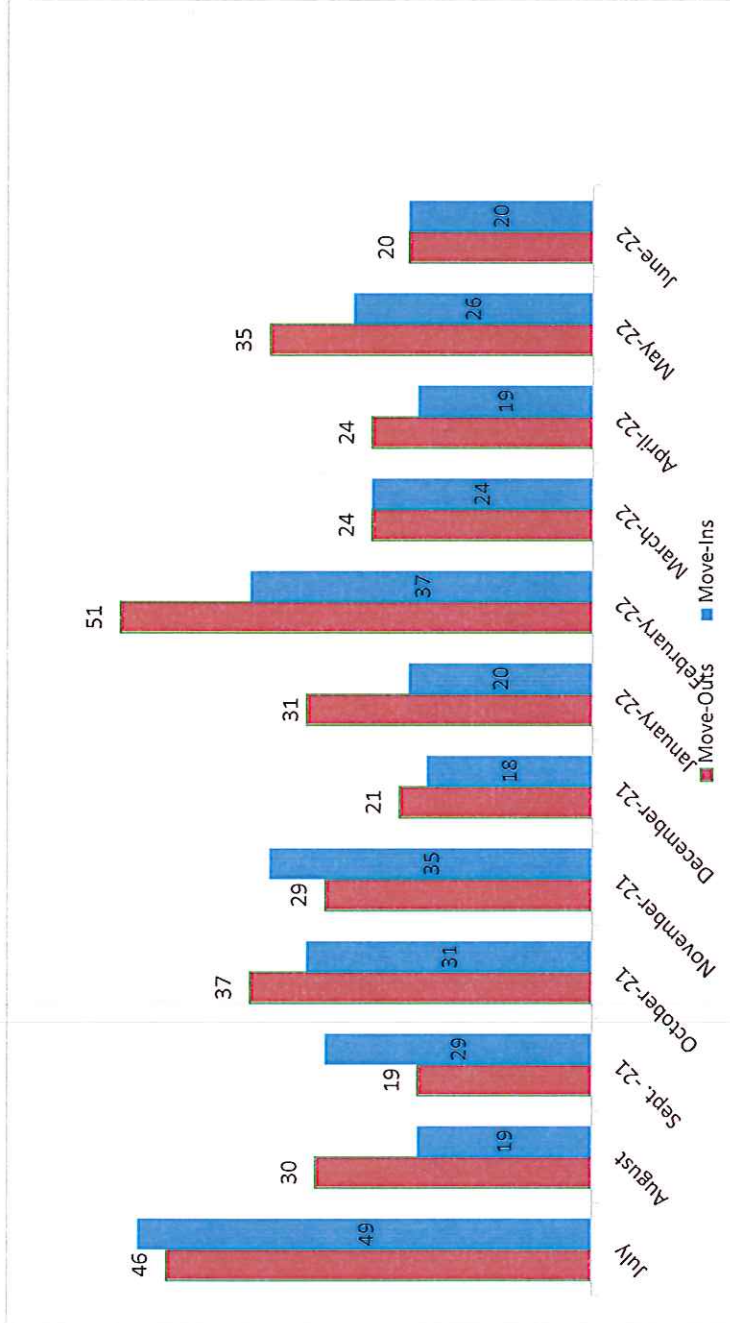
	Family	Elderly	Total
Total Vacancy	45	74	119
Units in Mod	11	29	40
Juniper in Mod	166	0	166
Fire Units	0	0	0
Defer Maint	6	1	7
Rentable Units	39	73	112
Move-Ins	6	14	20
Move-Outs	7	13	20
Units Available	11	16	27

**Kansas City, Kansas Housing Authority
June 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	92	4	1	3	96%	96%
K1-3 D(1) CYRUS K. HOLIDAY	60	54	1	1	4	98%	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	92	6	-	3	94%	98%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	90	3	3	3	97%	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	146	4	-	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	115	3	-	4	98%	97%
K1-20 D(1) WESTGATE TOWERS	163	155	4	1	3	98%	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	36	2		-	95%	97%
K1-24 M(18) PLAZA TOWERS	115	84	2		29	98%	100%
K1-25 D(1) SCATTERED SITES	12	6	2	1	3	83%	100%

Kansas City, Kansas Housing Authority June 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	92	7	1		93%	96%
K1-3 D(1) CYRUS K. HOLIDAY	60	54	5	1	-	92%	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	92	9	-	-	91%	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	146	7	-		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	115	7	-		94%	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	36	2			95%	97%
K1-24 M(18) PLAZA TOWERS	115	84	2		29	98%	100%
K1-25 D(1) SCATTERED SITES	12	7	4	1		67%	100%



MODERNIZATION AND DEVELOPMENT REPORT

July 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 and final paperwork for this project are pending.

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. 9 of the 9 buildings are substantially complete. Final paperwork and close out of this project are pending.

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 now complete. Final paperwork and close out of this project are pending.

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. 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 on the contract to start the assessment and inspection. Contractor has requested a meeting to understand anticipations and expectations.

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 was issued May 27, 2022. Temporary fencing is up, and a permit was awarded on June 28th, 2022. Contractor is finishing another project, prior to starting this project. Anticipated start of this project is two weeks.

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 has procured environmental testing of the various projects, and Architectural and Engineering services to prepare plans for the various projects. These will get underway soon.

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 complete. 3rd floor framing is underway and is approx.50% complete.

RESIDENT INITIATIVE REPORT

JULY 2022

SUBMITTED BY SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

The Public Housing Resident Council did not meet for June. However, individual resident councils met with me in person and by telephone.

On June 1, 2022; the Resident Opportunity and Self-Sufficiency kicked off. Flyers were passed out at Wyandotte Towers and Douglas Heights. This effort is to get residents enrolled in the ROSS Program to help them with interviewing skills, resume writing, job retention, job search, and financial literacy. Our community partners will aid us with helping residents to become self-sufficient.

On June 2, 2022; the summer lunch program kicked off. Catholic Charities is hosting this event. The family sites being served are Belrose Manor, St. Margaret's Park, Juniper Gardens, Douglas Heights Family, Cyrus K. Holiday, and Chalet Manor. Every Tuesday lunches are passed out to the children and their parents. Each child is given five lunches, one for every day of the week. In addition to the lunches, produce food boxes are given to the families every Friday. During June there were a total of 7,050 lunches given to children and 550 produce food boxes given to the families. The summer lunch program ends August 2, 2022.

On June 16, 2022; I attended the Wyandotte Towers Resident Council meeting. Elaine Stroud, Director of Housing Operations and Earl Green, Wyandotte Towers Property Manager were also in attendance. I presented the ROSS Program to the residents and passed out flyers.



Wyandotte Towers Resident Council Meeting

On June 22, 2022; I attended the Rosedale Towers Resident Council meeting. The residents were given guidance on the election process and the Robert's Rule of Order.

On June 28, 2022; I attended the launch of Stories in Power Initiative with Health Foundation. This group is in collaboration with Ad Astra. Dr. Jonella Watson-Thompson hosted this event. This is a community power program. The program is to empower communities to develop, sustain, and grow communities to help with positive change. Also, in attendance was Commissioner Andrew Davis of Unified Government District 8.

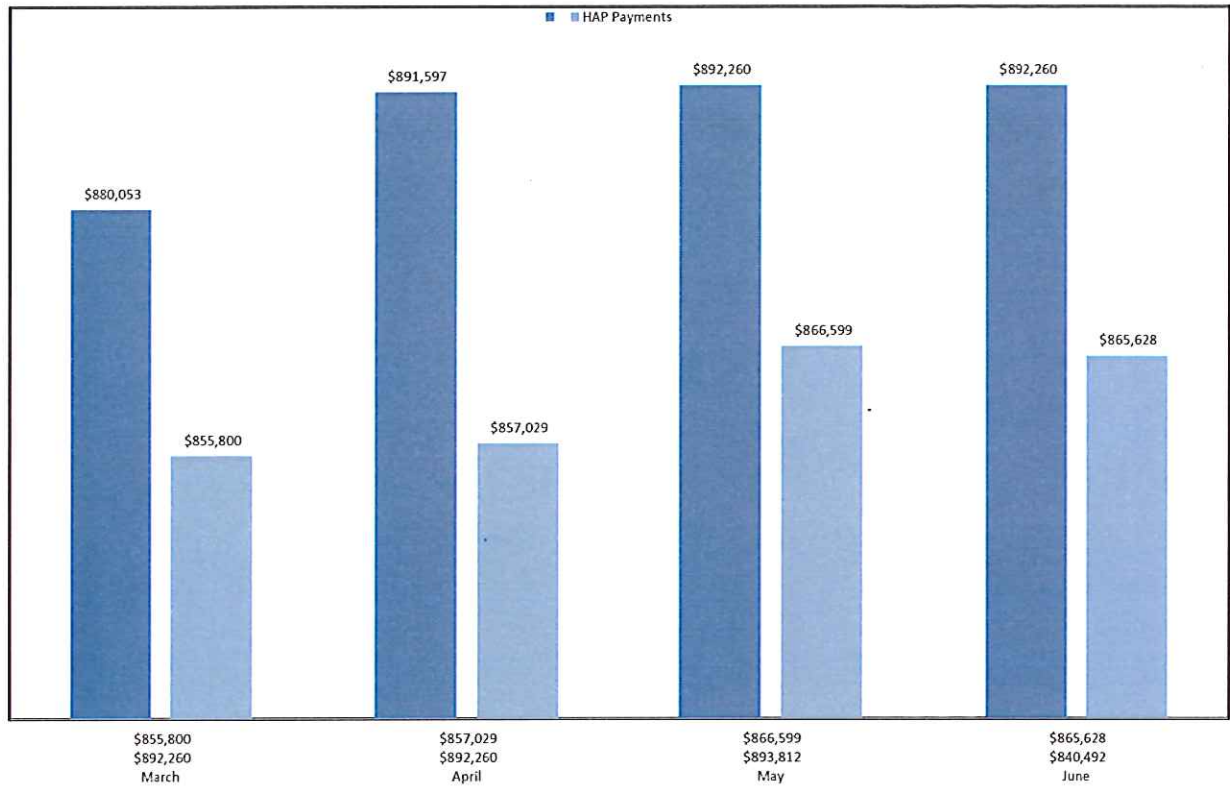


Stories of Power Initiative with Health Foundation

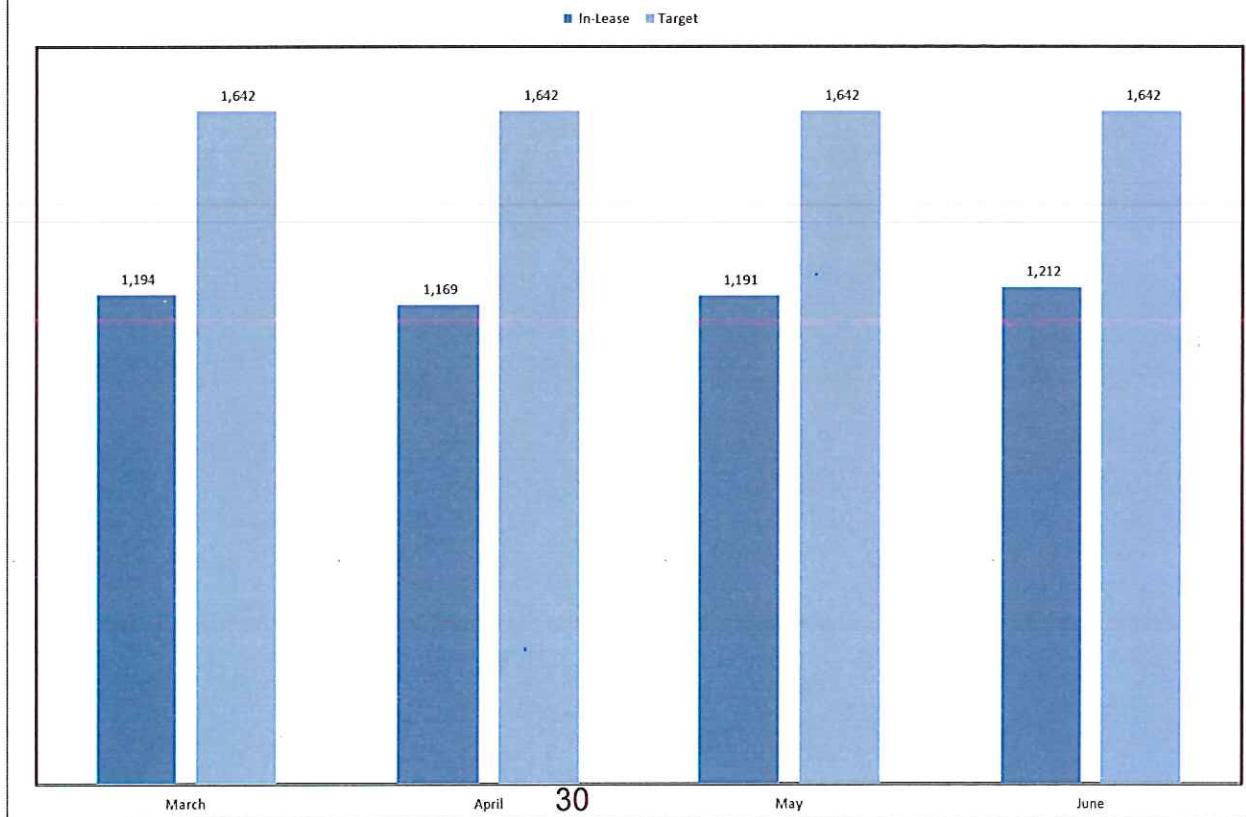
Section 8 Housing Choice Voucher Program Monthly Management Report

June 2022

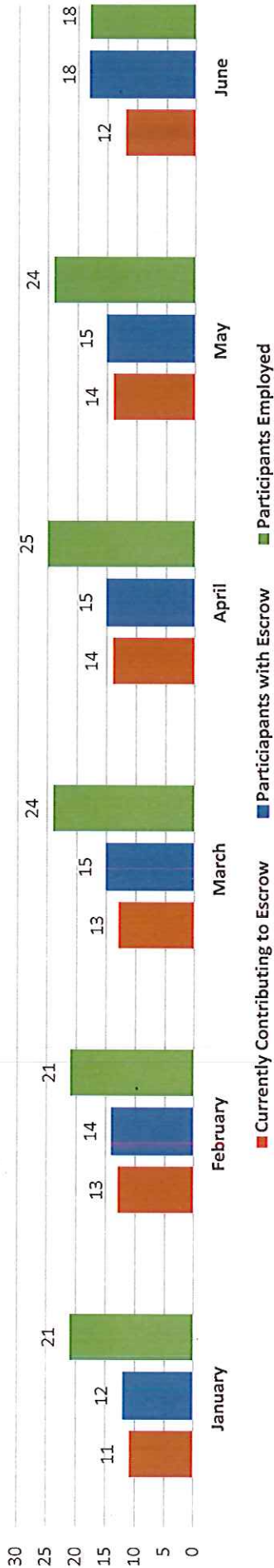
Section 8 Monthly Housing Assistance Payments



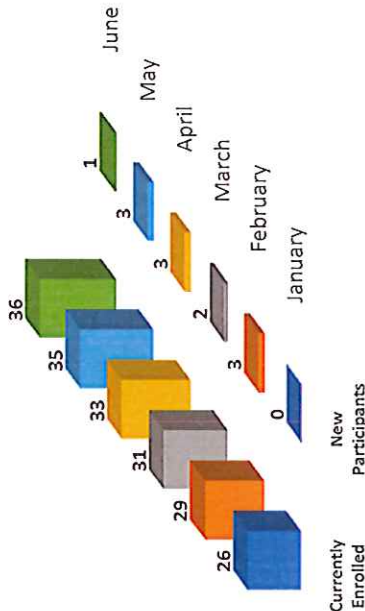
Section 8 Vouchers In-Lease and Target Leasing Rate



EMPLOYMENT AND ESCROW

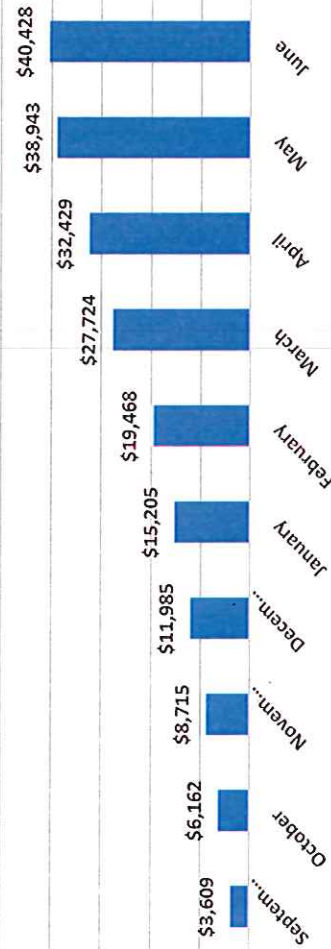


PROGRAM ENROLLMENT

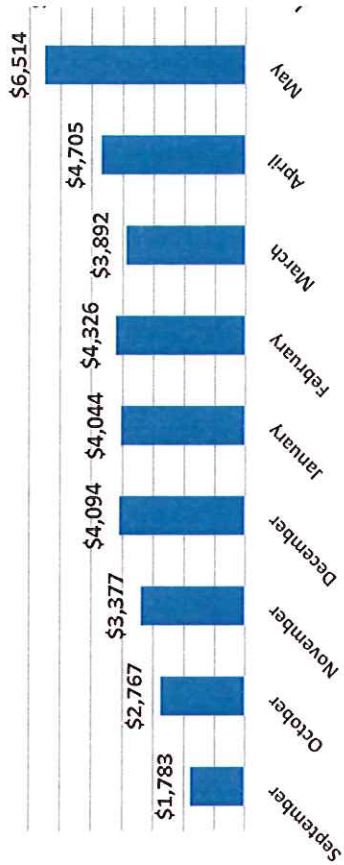


HUD has mandated a pause in new enrollment as of June 2022 to allow for the new regulations to be updated in the program's Action Plan and submitted for approval.

Total Escrow Balance



Monthly Escrow Balance



Current escrow amounts reflect adjustments made to individual escrows accounts

Great Things Are Happening In Family Self-Sufficiency

Sometimes walking alongside someone is all it takes to encourage them to take one more step.

The smile tells the story...



The graduation ceremony with family and friends to celebrate success!

A little glimpse of impact through Connections to Success



Participants learn that affirmations, what they believe to be true about themselves, can either be positive or negative. This was illustrated using oil and coke. Coke represented the positive affirmations and oil represented the negative. They see how the negative, overpowers the positive, and stays at the top, weighing down the positive. They learn one must pour in positive affirmations, to force out the negative. This begins a shift in mindset leading to a healthier way of thinking.



This is the lady's clothing room. Each participant is fitted with an interview outfit in preparation for a mock interview. They receive an outfit, shoes, jewelry, and a handbag to use and take home.

Two Family Self-Sufficiency participants have now graduated from the Personal and Professional Development Program offered through Connections to Success. It is amazing how much transformation can take place in such a short amount of time!

L. Colum, was referred to the program three weeks ago. She had lost her job the week before and has had some challenges in keeping a job for a good length of time. Ms. Colum was not enthused at all about the idea of having to commit to nine days of Personal and Professional Development but she reluctantly agreed to attend orientation, "just to see what it was about."

Somewhat expecting Ms. Colum to have an excuse of why she would not be able to start the program the following week, the Family Self-Sufficiency Coordinator called her the morning she was supposed to start to let her know she was being thought of and proud she was committing to doing something that would help her. The FSS Coordinator let her know she had someone in her corner rooting for her.

On her way that first morning, Ms. Colum's car broke down. She called her FSS Coordinator to say she did not think this was going to work. She wanted to give up before she even started. A call was made to Connections to Success and without hesitation, two of the Life Coaches went to pick her up, arranged for her car to get looked at, and made sure she got home at the end of the day.

Every day, Ms. Colum had to face an obstacle that made her feel she could not go another day. But in her own words, "I said I would commit so I am going to keep going." In spite of everything in her world unraveling around her, she showed determination to keep going.

The team at Connections to Success continued to encourage and support her. It was said that she was a "tough one." But they did whatever it took to make sure she got to class everyday, from showing up at her house to have a long and hard talk, to giving her rides, and providing gas money so she could get to class.

Before Ms. Colum began the program, she did not have a positive outlook on life or toward herself and felt she did not have a reason to smile. As the days went on, she began to find her inner strength and learned to tell herself positive affirmations. She started to believe she had self-worth and value and this began to shift her mindset in a powerful way. A transformation was taking place that empowered her to stand taller, hold her head up, and face her challenges with strength.

As you can see in the pictures, she found a reason to smile because she was inspired, given hope again and a life plan to keep her moving in a positive direction.

Sometimes the toughest ones become the greatest victory.