



Agenda

Housing Authority of the City of Kansas City, Kansas

Regular Meeting

Thursday, August 17, 2023
12 noon

Boardroom
1124 N. 9th Street

- I. Roll Call
- II. Approval of the Minutes
Regular Board Meeting July 20, 2023
(Pages 1 - 8)
- III. Executive Director's Report
(Pages 9 - 29)
- 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. 2023-28 Authorize the Disposition of Real Estate
located at 2004 North Third Street in Kansas
City, Kansas Project No. KS00100025
(Page 30)
- VII. New Discussion Consent Items: None
- VIII. Executive Session
- IX. Adjournment

Lunch will be served at noon for Board members.

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

Thursday, July 20, 2023
12:30 p.m.

Boardroom
Main Office

On the 20th day of July 2023 at 12:30 p.m. the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in regular 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
Carla Whiteside-Hicks, Commissioner
Rachel Jefferson, Commissioner (via Zoom)
Pastor Roderick McConnell
J.D. Rios, Commissioner
Chandra Ward, Commissioner
Linda Warner, Commissioner

ABSENT: Rev. Jimmie L. Banks, Vice-Chairman
P. Anne McDonald, Commissioner

ALSO, PRESENT: Andrea Tapia, Executive Director/CEO
Cherrie Escobar, Director of Section 8
Jen Garrison, IT Administrator
John Jefferson, Crew Leader
Gerald Glavin, Director of Contract Administration
Sue Martin, Modernization/504 Coordinator
Solomon McKennon, Asst. Director of Finance
Jacqueline D. Randle, Executive Services Manager
Chenaye Sutton, Self-Sufficiency Coordinator

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

Commissioner Rios called for approval of the minutes of June 15, 2023. Commissioner Warner seconded the motion, and the following vote was recorded:

AYES: Barber, Davis, Escarcega, Whiteside-Hicks, Jefferson, McConnell, Rios, Ward, Warner, Watkins

NAYS: None

ABSENT: Banks, McDonald

ABSTAIN: None

Motion carried.

Executive Director's Report

- Ms. Tapia provided the following seven documents to the Board. They are: 1) Memorandum regarding a personnel matter, 2) KCKHA 2023 Annual Plan, Resolution No. 2022-30; 3) FHEO Notice, Assessing a Person's Request to have an Animal as a Reasonable Accommodation under the Fair Housing Act; 4) Chapter 8, Termination; 5) Office of General Counsel Guidance on Application of Fair Housing Acts Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions; 6) Tenant Screening with Criminal Background Checks: Predictions and Perceptions are not Causality; 7) Comments, Concerns, Suggestions from the Resident Surveys 2023 and 8) Section 8 Housing Choice Voucher Program Monthly Management Report. Ms. Tapia gave a brief explanation of each handout and said they were helpful reading tools for the Board to review at their leisure. Commissioner Rios thanked Ms. Tapia for making this information available as it was said information would be delivered at this next board meeting. Commissioner Jefferson will be provided a copy of the documents as she was participating via Zoom.
- Ms. Tapia said we tried a new way of numbering the board packet this month and it has thrown off the page numbers, and some of the information did not print correctly in pdf. *The board corrected packet will be sent to all board members.*
- There are 889 applicants on the combined Public Housing waitlist. There were 39 individuals who ended participation in the program. There are 106 individuals who are going through proceedings of termination with the Housing Authority. The terminations have to do with criminal activity, non-payment of rent, lease violations and not following HUD guidelines.
- The Board was advised another Housing 101 will be held in August 2023 to go over how our housing programs work. Organizations are invited to bring their lunch and learn about our programs. This is our third or fourth Housing 101 program which we try to hold quarterly.
- We are accepting applications for the Resident Advisory Board (RAB). Individuals receiving subsidy from the Housing Authority can submit an application to serve on the RAB Board. The deadline says June 30, 2023; but we are still accepting applications from Public Housing and Housing

Choice Voucher (HCV) participants. The application is available online or can be picked up from the front desk in the main office.

- Ms. Tapia asked the Commissioners to start thinking about a good day for the Board retreat as we will begin planning for it soon.
- The Board was informed the elevator has gone down at Bethany Park Towers. The part to fix the elevator should be in today or tomorrow. Tenants are being notified and one elevator is functioning.
- Westgate Villa, during the review of its fire system, had one of its boards knocked out. In the meantime, all of the units received battery operated fire alarms. Residents have all been notified to contact the Fire Department if there is an emergency.
- Resident surveys were attached to the board report. We are still waiting on additional input from the surveys. About 11 percent of residents have participated. Surveys are identified by each property. Comments are taken very seriously and will help us to do better as an agency. Ms. Tapia asked the Board to read the information. Commissioner Rios asked if the agency has the capacity to send out automated messages to the residents. Ms. Tapia said we do not have that capacity. Commissioner Rios asked about looking into this type of automation to get information out to the residents about various things. The Chair suggested a mass text would also work to encourage participation in the survey. Commissioner McConnell asked how was the survey distributed? Ms. Tapia noted the survey was handed out during recertification, distributed to tenants, made available at the property manager's offices and the front desk at the Administration office. Commissioner Barber asked why tenants could only move on certain days of the week and not at all on weekends. Ms. Tapia said she was not aware of this once they are given the keys. She suggested they discuss this afterwards once she has checked into this further.
- The HCV program is continuing to issue vouchers. Crosslines will have a retirement center and they requested Section 202 through HUD which will allow them to have 86 project-based vouchers. This is for elderly and disabled individuals. Ms. Escobar indicated they are rehabbing the current facility at 3100 Powell in the Argentine District of Kansas City, Kansas. Commissioner McConnell noted that developments start out as elderly, but they do not stay that way. Chairman Watkins advised they often only last for a compliance period. Commissioner Barber suggested discussing what occurs with developments starting out as elderly and later changing at an upcoming retreat. Commissioner McConnell stated he is worn out with all the complaints. Chairman Watkins asked they fill out a compliant form and provide it to management.
- Ms. Tapia informed the board she will be on vacation July 26-August 7, 2023. She will be checking in by email and can accept emergency calls.
- The new Human Resources Officer, Stephanie Drake, was introduced. Ms. Drake stated she has 20 years of human resources experience. Most of her experience has been in the healthcare field. She has a master's degree in management and leadership, PHR certification in human resources and just

completed a class to be a certified HR Consultant. Ms. Drake is from Kansas City, Kansas and is a graduate of F.L. Schlagle High School. She enjoys problem solving and is excited to be here. She would like to hire the right people and get the open positions filled. Chairman Watkins welcomed Ms. Draves noting we are happy to have her on staff.

Public Comments

Chairman Watkins called for public comments. There were no public comments.

Bylaws

Commissioner Barber noted there was no feedback since the last meeting. Chairman Watkins indicated changes to the Bylaws could be an agenda item for next month.

Development

Commissioner Warner said she did not have a written report due to difficulties with technology. The Development Committee met on yesterday to review a draft RFP for Development and Revitalization Consulting Services. It was approved by the Board at the last meeting to issue an RFP. The RFP will be posted on August 1, 2023 with a deadline of September 1, 2023 to receive proposals. The services in the RFP will include a master plan for redevelopment, secured funding streams for redevelopment and assistance in all manners of renovation and construction of properties. A list of developers is being put together for bids on the RFP. The RFP will be advertised in the local newspapers. The committee discussed having a security consultant do an analysis of all KCKHA properties to offer best practices. Also discussed was the resident survey that is in the packet. Commissioner Warner said we are officially under contract for Juniper Gardens. We are still waiting for the SAC office to release our Declaration of Trust which will require modifications to put all the properties on one Declaration of Trust. We owe Johnson Controls about \$1.5 Million to satisfy the contract for Juniper Gardens. We are reviewing all the relocation records for Juniper Gardens residents. There are 40-45 units which remain occupied. We hope to have relocation efforts completed near the end of this year. The Board took action to donate a house to Village Initiatives. Because the purchase of the property took place with Capital Funds, we must go through a disposition process through HUD. We need permission from

HUD to dispose of the property so it can be donated to Village Initiatives. In the meantime, it is a very distressed property. The property is right across of Juniper Gardens. Chairman Watkins stated the property was formally a bar and turned it into a community center; and then was the location for Connecting for Good, a non-profit, to teach our residents computer skills, computer rehab and resume writing, etc. The space was donated to Connecting for Good. Commissioner McConnell asked why the Housing Authority would be donating buildings if we do not have a lot of money. Chairman Watkins noted it was to benefit the community.

Resident Participation

Commissioner McConnell stated the Resident Participation committee has not met. He has not met the person who took Ms. Mays' place. Ms. Chenaye Sutton introduced herself and indicated she would be in touch with Commissioner McConnell to schedule a time to meet.

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

New Business Consent Items

Chairman Watkins asked if anyone would like to pull Resolution Nos. 2023-26 and 2023-27 from the consent agenda. There being none, Commissioner Rios made a motion to approve Resolution Nos. 2023-26 and 2023-27. Commissioner Warner seconded the motion, and the following vote was recorded:

AYES: Barber, Davis, Escarcega, Jefferson, McConnell, Rios, Ward, Warner, Watkins, Whiteside-Hicks

NAYS: None

ABSENT: Banks, McDonald

ABSTAIN: None

Motion carried.

Resolution No. 2023-26, authorizing acceptance of the proposal submitted and authorize a contract for civil engineering and surveying costs for new parking areas at K1-18 Rosedale Towers and K1-6 Douglass Heights High-rise to Veritas Architecture.

This resolution acknowledges there is limited parking at K1-18 Rosedale Towers and K1-6 Douglas Heights High-rise. Bids were solicited and received from Veritas Architecture to design the new parking areas. It will cost \$94,080 consisting of \$37,080 at K1-18 Rosedale Towers and \$57,000 for K1-6 Douglas Heights High-rise for civil engineering and land surveying as required by the Unified Government. This resolution authorizes a contact with Veritas Architecture in the amount of \$94,080 for the cost of civil engineering and land surveying for parking lot improvements at K1-18 Rosedale Towers and K1-6 Douglas Heights High-rise.

RESOLUTION NO. 2023-26-AUTHORIZE ACCEPTANCE OF THE PROPOSAL SUBMITTED AND AUTHORIZE A CONTRACT FOR CIVIL ENGINEERING AND SURVEYING COSTS FOR NEW PARKING AREAS AT K1-18 ROSEDALE TOWERS AND K1-6 DOUGLAS HEIGHTS HIGH-RISE TO VERITAS ARCHITECTURE.

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Resolution No. 2023-27, authorizing acceptance of the bid and authorize a contract for replacement of domestic hot water boilers at K1-4 Wyandotte Towers and K1-14 Bethany Park Towers with Johnson Controls, Inc.

Domestic hot water boiler equipment at K1-4, Wyandotte Towers and K1-14, Bethany Park Towers is reaching end of life and needs to be replaced. Several leaks have resulted from the deterioration of internal piping. Staff is recommending accepting the responsive bid submitted by Johnson Controls, Inc. in the amount of \$200,918.18 consisting of \$114,087.50 for two boilers at Wyandotte Towers and \$86,830.68 for two boilers at Bethany Park Towers. This resolution authorizes acceptance of this contact with Johnson Controls, Inc.

RESOLUTION NO. 2023-27-AUTHORIZE ACCEPTANCE OF THE BID AND AUTHORIZE A CONTACT FOR REPLACEMENT OF DOMESTIC HOT WATER BOILERS AT K1-4 WYANDOTTE TOWERS AND K1-14 BETHANY PARK TOWERS WITH JOHNSON CONTROLS, INC.

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Commissioner Jefferson stated she has an item to bring forward. She asked that our Chair discuss the articles which appeared in the media lately. Chairman Watkins agreed stating he was going to say something at the beginning of the meeting. He said his name was in the paper a couple of weeks ago in an opinion piece which someone wrote who did not think very highly of him. Chairman Watkins said he would be happy to discuss this individually. If there are questions or concerns, he would like to address this as best he can. He stated the article pertains to a political campaign in 2019 which he was a party to, and he would be

happy to discuss this on an individual basis. Chairman.Watkins said he was an open book and happy to talk about it on a personal level. He asked Board members to feel free to call him to discuss this. Commissioner Barber asked if it would affect the Housing Authority. Chairman Watkins said he did not believe so. He said the article tried to tie it to an article written about Juniper Gardens in 2021. He stated the headline was not good. It read something to the effect of trying to evict people from Juniper Gardens prior to closing it down. He noted we are absolutely not evicting anyone, and everyone gets relocation benefits. Commissioner Barber noted he saw the recent article and was not sure if it should be brought up in open session. Chairman Watkins said he is fine with discussing this as it pertains to the Housing Authority. He advised he is continuing to do work on a volunteer basis, and he would like to continue to do this work. Commissioner Barber said he would like to go into Executive Session to discuss this further.

Commissioner Rios asked staff to continue their report before going into Executive Session. Ms. Tapia said she just received word the elevator is back up at Bethany Park Towers. Mr. Glavin then proceeded to discuss the expansion of the parking lot at Douglas Heights and showed pictures of the parking lot expansion. There will be about 25 new parking slots and there is room for more. There will also be added parking at Rosedale Towers where there will be about 20 additional parking spaces. Mr. Glavin provided ariel views of the properties. When asked about Wyandotte Towers' parking, Mr. Glavin advised there are plans to redevelop Wyandotte Towers' parking spaces in the future.

Chairman Watkins asked for a motion to go into Executive session for five minutes to discuss a personnel matter. Commissioner Barber made a motion to go into Executive Session. Commissioner Rios seconded the motion, and the following vote was recorded:

AYES: Barber, Davis, Escarcega, Whiteside-Hicks, Jefferson, McConnell, Rios, Ward, Warner, Watkins

NAYS: None

ABSENT: Banks, McDonald

ABSTAIN: None

Executive Session began at 1:40 p.m. and ended at 1:45 p.m. Ms. Tapia was present during Executive Session.

Motion carried.

Executive Session was extended another five minutes from 1:46 p.m. to 1:51 p.m. Commissioner Rios made the motion. Commissioner Barber seconded the motion, and the following vote was recorded:

AYES: Barber, Davis, Escarcega, Whiteside-Hicks, Jefferson, McConnell, Rios, Ward, Warner, Watkins

NAYS: None

ABSENT: Banks, McDonald

ABSTAIN: None

Ms. Tapia was present during the extended Executive Session.

Motion carried.

Chairman Watkins called for adjournment, and it passed unanimously.

Matthew T. Watkins, Chairman

Andrea Tapia, Executive Director/CEO



Kansas City, Kansas Housing Authority

1124 North Ninth Street

Kansas City, Kansas 66101-2197

Main (913) 281-3300 **Fax** (913) 279-3428 **TTY** (800)766-3777

www.kckha.org

To: Board of Commissioners
From: Andrea Tapia, Executive Director/CEO
Date: August 17, 2023
Re: Executive Director's Report

Capital Fund Certification

Each year HUD allocates Capital Fund grants to Public Housing Authorities (PHA) under the Capital Fund Program. HUD uses a formula to calculate the funding amount for each Capital Fund grant based upon the data submitted to HUD by the PHA in the Inventory Management System (IMS), and Public Housing Information (PIC). The data submitted includes the Date of Full Availability (DOFA), the number of standing units, number of units that have been removed, number of non-ACC units and number of non-dwelling units. The Executive Director must certify the information submitted is accurate and no changes are needed; or coordinate with HUD Field Office Staff to request correction be made to the data. On August 11, 2023, KCKHA completed the Capital Fund Certification.

Marcum LLP

During the week of September 11-14, 2023, Auditors from Marcum LLP will conduct an onsite audit of Program files, Capital Funds, HR files, Information Technology, and Finance files. The Auditors will also conduct exit interviews with a few KCKHA staff to discuss their views of KCKHA.

The Auditors anticipate completing the audit sometime in October, and we have asked the Auditors to be prepared to present to the Board in November.

2023 Kansas Housing Conference

August 21-23, 2023, KCKHA staff will attend the Kansas Housing Conference in Overland Park, Kansas. The agenda is packed with several housing training opportunities and housing panel discussions. We are looking forward to the opportunity to learn more and the opportunity to network.

Housing Choice Voucher Program

The Housing Choice Voucher (HCV) Program continues to work towards increasing voucher issuance and lease up of vouchers. Currently there are 1,096 HCV and 28 VASH vouchers that

are leased with 223 voucher holders searching for a place to rent, and 16 new voucher holders who have leased up. During the month of July 2023, 12 individuals ended participation in the program. The attached chart shows exit dates, and the reasons for exiting the program. The June 2023, Housing Assistance Payments (HAP) paid to the landlords totaled \$896,350.

Move/OUT	Bdrms	FCR Reason	Project Name
7/31/2023	1	S8-Request off Program	Voucher PB - Delaware Highlands
7/31/2023	2	S8-Request off Program	Voucher HCV
7/31/2023	2	S8-Eviction	Voucher HCV
7/31/2023	3	S8-Fail to report Family or Income Chg	Voucher HCV
7/31/2023	3	S8-Fail to comply w/Recert - HQS	Voucher HCV
7/31/2023	1	S8-Illness/Deceased	Voucher PB - Delaware Highlands
7/31/2023	3	S8-Request off Program	Voucher HCV
7/31/2023	2	S8-Skipped	Voucher HCV
7/31/2023	3	S8-Fail to comply w/Recert - HQS	Voucher HCV
7/31/2023	2	S8-Fail to report Family or Income Chg	Voucher HCV
7/31/2023	1	S8-Zero HAP/Over Income	Voucher HCV
7/31/2023	3	S8-Fail to report Family or Income Chg	Voucher HCV

Section 8 Management Assessment Program (SEMAP)

HUD administers the SEMAP program to measure the performance of the Housing Choice Voucher (HCV) program. There are 14 key areas that are measured to determine how the PHA is performing and if improvement is needed.

KCKHA received a performance rating of **High** for the Housing Choice Voucher Program. I would like to congratulate the HCV staff on a well-deserved score!!!!!!!

Property Management Supervision & Weekly reporting

The Public Housing waitlist currently has 762 applicants. There were 33 participants whose program participation ended. As of April, KCKHA's public housing has maintained an occupancy rate of 97%. Many of the vacancies are due to tenants vacating for reasons ranging from lease violations to becoming self-sufficient.

The following are monthly reports provided by staff:

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

Kansas City, Kansas Housing Authority
Statement of Funds Available
For the Period Ended JULY 31, 2023

Description	Rate (a)	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$287,921.20	Liberty
Payroll Account	0.00%		\$19,778.25	Liberty
ACH Pymt Account	0.00%		\$1,274.66	Liberty
Rent Depository Account	0.00%		\$5,036,662.36	Bank of Labor
Rent Bank Deposit Accounts	0.019%		\$438,392.70	Various Rent Banks
Homeless Prevention Program	0.049%		5,513.54	Bank of Labor
Sponsorship Program	0.019%		20,285.83	Bank of Labor
Section 8 Checking	0.00%		781,712.45	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$38,945.05	Liberty
Family Self Sufficiency	0.019%		\$84,953.64	Bank of Labor
KCKHA Debt Service Account			\$1,346,936.54	Deutsche Bank
CD#120245349	3.50%	09/01/23	\$500,000.00	Bank of Labor

(a) Represents Rates as of August 10, 2023 provided by Banks.

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



Worku Alem
Director of Finance

**Kansas City, Kansas Housing Authority
Delinquency in Accounts Receivable
For the Month of July 31, 2023**

	Rent & Other Charges	Repayment Agreements	Net Total
Accounts Receivable (Amounts Delinquent)	\$223,884.50	(\$89,548.75)	\$134,335.75
Total Charges to Tenants for Month			\$467,420.87
Delinquency Ratio			28.74%
Petitioned to Court			<u>104</u>
Praecipes Issued			<u>68</u>
Evictions			<u>14</u>
Pending Evictions			<u>4</u>



Worku Alem
Director of Finance

Kansas City, Kansas Housing Authority	
Payments Over \$1,000.00	
For The Month of JULY '23	
CONTRACTS	
MAINTENANCE COSTS	
Ace Imagewear	\$1,218.79
AMERICAN DIGITAL SECURITY, LLC	\$2,742.38
BAILEY INDUSTRIAL CLEANING	\$11,250.00
BELTMANN GROUP, INC	\$5,701.00
BLUELINX CORPORATION	\$4,381.68
Booney's Lawn Service	\$7,120.00
Buck Roofing & Construction, LLC	\$1,600.00
CALHOUN LAWN CARE, LLC	\$10,305.00
CALHOUN LAWN CARE, LLC	\$7,150.00
CALHOUN LAWN CARE, LLC	\$7,150.00
CAMPIONE INTERIOR SOLUTIONS, LLC	\$10,815.00
Carpet Corner Inc.	\$1,264.62
CE WATER MANAGEMENT	\$12,193.72
CE WATER MANAGEMENT	\$1,605.00
GEi Electrical & Mechanical	\$2,465.42
CINTAS CORPORATION No. 2	\$1,685.72
ConvergeOne, Inc	\$6,291.00
COOL HEAT KC, LLC	\$16,390.70
COOL HEAT KC, LLC	\$6,432.60
CS Carey Lie	\$1,225.00
DAVID ALLEN HENDERSON OBA	\$2,315.00
DAVID ALLEN HENDERSON OBA	\$1,805.00
DAVID ALLEN HENDERSON DBA	\$1,805.00
DAVID ALLEN HENDERSON OBA	\$1,295.00
Design Mechanical, Inc.	\$1,960.00
DORMAKABA USA INC	\$2,230.72
F & C REMODELING & CLEANING SERVICE	\$4,525.00
F & C REMODELING & CLEANING SERVICE	\$2,450.00
Ferguson Enterprises, LLC.	\$5,913.03
Ferguson Enterprises, LLC.	\$3,478.65
Ferguson Enterprises, LLC.	\$1,066.67
GE APPLIANCES.A HAIER COMPANY	\$2,700.00
Gold Star Flooring & More, Inc	\$4,365.00
Grainger	\$1,444.02
H.D. Supply	\$6,840.49
Home Depot Pro-SupplyWorks	\$2,801.58
Home Depot Pro-SupplyWorks	\$2,742.86

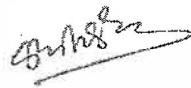
James Hanson dba Jim's Services	\$3,370.00
James Hanson dba Jim's Services	\$1,625.00
Johnson Controls Inc.	\$10,181.29
Johnson Controls Inc.	\$2,638.83
Kansas Public Employ Rel Sys!	\$34,522.78
KEMPKES CONTRACTORS, LLC	\$11,010.00
KEMPKES CONTRACTORS, LLC	\$1,485.00
Lowes	\$4,024.11
Martin Mechanical, Inc	\$3,686.00
McCray Lumber & Millwork	\$2,608.25
MEI TOTAL ELEVATOR SOLUTIONS	\$8,554.94
MEI TOTAL ELEVATOR SOLUTIONS	\$1,554.00
MIDWEST BED BUG SERVICES	\$2,250.00
MIDWEST BED BUG SERVICES	\$1,500.00
Mylo, LLC	\$44,030.25
National Fire Suppression	\$8,100.00
Olney Sales Inc.	\$7,674.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$4,700.00
Pcs	\$1,340.83
Predator Termite & Pest Contr	\$5,107.50
REPUBLIC SERVICES #468	\$2,101.28
Sherwin-Williams Co	\$5,157.70
Sherwin-Williams Co	\$3,016.64
Sherwin-Williams Co	\$1,758.43
SOS Pest Control	\$2,700.00
STACO ELECTRIC CONSTRUCTION CO	\$2,114.00
Stanion Wholesale Elec. Co.	\$11,479.61
Steamatic-Of Kansas City Inc.	\$1,745.00
SUNBELT RENTALS, INC	\$1,633.34
SUTTON REMODELING, LLC	\$3,200.00
SUTTON REMODELING, LLC	\$2,400.00
Trugreen Chemlawn	\$1,081.57
Vestals Welding & Fabrication	\$3,700.00
Vestals Welding & Fabrication	\$1,850.00
Virginia Tile Company	\$1,268.62
Waste Management	\$6,658.36
WEX BANK OBA WRIGHT EXPRESS FSC	\$6,538.01
MISCELLANEOUS	
Amazon Capital Services, inc	\$1,596.90
Amazon Capital Services, inc	\$1,118.48
ConvergeOne, Inc	\$24,710.89
ConvergeOne, Inc	\$5,827.20

[illegible]

**Kansas City, Kansas Housing Authority
Operating Income and Expenditure
For the Period Ended June 30, 2023**

	CENOFFICE 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	ROSS YR TO DATE	TOTAL YR TO DATE	%	TOTAL BUDGET
OPERATING INCOME:														
Dwelling Rent				\$1,336,264.87	27%	\$4,934,708.00						\$1,336,264.87	27%	\$4,934,708
Fraud Recovery Income							\$20,695.00					\$20,695.00		
Interest Income	\$271.16	194%	\$140.00	\$4,421.04	514%	\$860.00						\$4,692.20	469%	\$1,000
Tenant Income				\$84,134.97								\$84,134.97		
Transfer from CFP						\$1,031,654.00								\$1,031,654
Other Income	\$622.14			\$44,411.77	13%	\$344,460.00						\$45,033.91	13%	\$344,460
Fee for Services - COCC	\$484,353.87	25%	\$1,957,265.00									\$484,353.87	25%	\$1,957,265
Grant Income										\$17,424.40	\$20,844.95	\$38,269.35		
Management Fees	\$508,054.62	19%	\$2,689,665.00									\$508,054.62	19%	\$2,689,665
Total Operating Income	\$993,301.79	21%	\$4,647,070.00	\$1,469,232.65	23%	\$6,311,682.00	\$20,695.00			\$17,424.40	\$20,844.95	\$2,521,498.79	23%	\$10,958,752
Operating Subsidy				\$2,252,972.00	22%	\$10,137,661.00						\$2,252,972.00	11%	\$10,137,661
Section 8 Admin Fees							\$224,711.00	25%	\$911,273.00			\$224,711.00	25%	\$911,273
Total Operating Receipts	\$993,301.79	21%	\$4,647,070.00	\$3,722,204.65	23%	\$16,449,343.00	\$245,406.00	27%	\$911,273.00	\$17,424.40	\$20,844.95	\$4,999,181.79	23%	\$22,007,686
OPERATING EXPENSES:														
Administrative Salaries	\$255,398.94	19%	\$1,327,545.00	\$259,125.88	18%	\$1,405,832.00	\$65,888.11	18%	\$360,254.00	\$12,002.40	\$15,181.05	\$607,596.38	20%	\$3,093,631
Management Fees				\$442,495.62	29%	\$1,549,910.00	\$65,559.00	23%	\$289,533.00			\$508,054.62	28%	\$1,839,418
Other Admin Expenses	\$59,586.60	21%	\$280,649.00	\$94,210.13	22%	\$431,909.00	\$8,460.16	7%	\$126,088.00			\$162,256.89	19%	\$838,646
Tenant Services														
Tenant Services Salaries				\$2,918.93								\$2,918.93		
Resident Assoc Expenses						\$16,554.00								\$16,554
Other Expenses				\$105.46	0%	\$24,785.00						\$105.46	0%	\$24,785
Total Utilities	\$7,819.68	17%	\$45,547.00	\$20,755.47	21%	\$2,991,573.00						\$628,575.15	21%	\$3,037,120
Maintenance Salaries	\$261,035.48	20%	\$1,282,985.00	\$403,964.41	20%	\$2,025,449.00						\$664,999.89	20%	\$3,308,434
Maint Materials	\$134,373.26	25%	\$545,754.00	\$168,770.73	22%	\$758,129.00	\$492.93	19%	\$2,584.00			\$303,636.92	23%	\$1,306,467
Fee for Services - COCC				\$484,353.87	25%	\$1,957,265.00						\$484,353.87	25%	\$1,957,265
Other Maint Contracts	\$39,967.27	32%	\$123,248.00	\$456,044.67	19%	\$2,408,626.00	\$11,133.54	22%	\$50,474.00			\$507,145.48	20%	\$2,582,348
Other Security Expense						\$208,853.00								\$208,853
Insurance	\$22,611.24	19%	\$118,337.00	\$108,246.12	16%	\$681,974.00	\$4,916.42	9%	\$25,756.00			\$135,773.78	16%	\$826,067
Tenninal Leave Payments														
Employee Benefit Contributions	\$165,434.41	8%	\$921,794.00	\$227,970.48	18%	\$1,285,354.00	\$22,347.60	18%	\$127,208.00	\$5,422.00	\$5,663.90	\$426,838.39	18%	\$2,334,356
Collection Losses				(\$9,389.09)	-11%	\$82,740.00						(\$9,319.09)	-11%	\$82,740
Interest Expense				\$124,486.50	25%	\$498,062.00						\$124,486.50	25%	\$498,062
Other General Expense	\$280.24	17%	\$1,680.00	\$2,677.10	88%	\$3,041.00	\$3,212.42	29%	\$11,000.00			\$6,169.76	39%	\$15,721
Total Routine Expenses	\$946,507.12	20%	\$4,647,539.00	\$3,386,736.28	21%	\$16,330,056.00	\$182,010.18	18%	\$992,897.00	\$17,424.40	\$20,844.95	\$4,553,522.93	21%	\$21,970,492
COVID														
Casualty Losses - Net														
Total Operating Expenses	\$946,507.12	20%	\$4,647,539.00	\$3,386,736.28	21%	\$16,330,056.00	\$182,010.18	18%	\$992,897.00	\$17,424.40	\$20,844.95	\$4,553,522.93	21%	\$21,970,492
Prior Year Adjustments														
Total Operating Expenditures	\$946,507.12	20%	\$4,647,539.00	\$3,386,736.28	21%	\$16,330,056.00	\$182,010.18	18%	\$992,897.00	\$17,424.40	\$20,844.95	\$4,553,522.93		\$21,970,492
Gain/(Loss) from Operations	\$46,794.67		(\$469.00)	468.37		\$19,100.00	395.82		(\$81,624.00)			\$445,658.86		\$37,194

*** June is the 3rd month of the Fiscal Year Ending March 31st
*** Percentage 25% or 312th of the year



Worku Alemu, Director of Finance

**KANSAS CITY, KANSAS HOUSING AUTHORITY
MAINTENANCE REPORT
FOR THE MONTH OF July 2023**

CUSTOMER SERVICE & SATISFACTION SURVEY - July 2023

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
07/05/23	106	23	129	8	8	0	15
07/06/23	100	23	123	4	4	0	19
07/07/23	50	12	62	2	2	0	10
07/10/23	171	39	210	6	6	0	33
07/11/23	162	24	186	3	3	0	21
07/12/23	126	18	144	4	4	0	14
07/13/23	53	30	83	8	8	0	22
07/14/23	62	17	79	6	6	0	11
07/17/23	111	15	126	5	5	0	10
07/18/23	156	23	179	4	4	0	19
07/19/23	97	17	114	5	5	0	12
07/20/23	77	10	87	3	3	0	7
07/21/23	82	13	95	3	3	0	10
07/25/23	187	24	211	6	6	0	18
07/26/23	164	15	179	4	4	0	11
07/27/23	108	12	120	5	5	0	7
07/28/23	94	22	116	11	11	0	11
	1,906	337	2,243	87	87	0	250

(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 26% of the service work orders completed
- (b) No Response 74% 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.

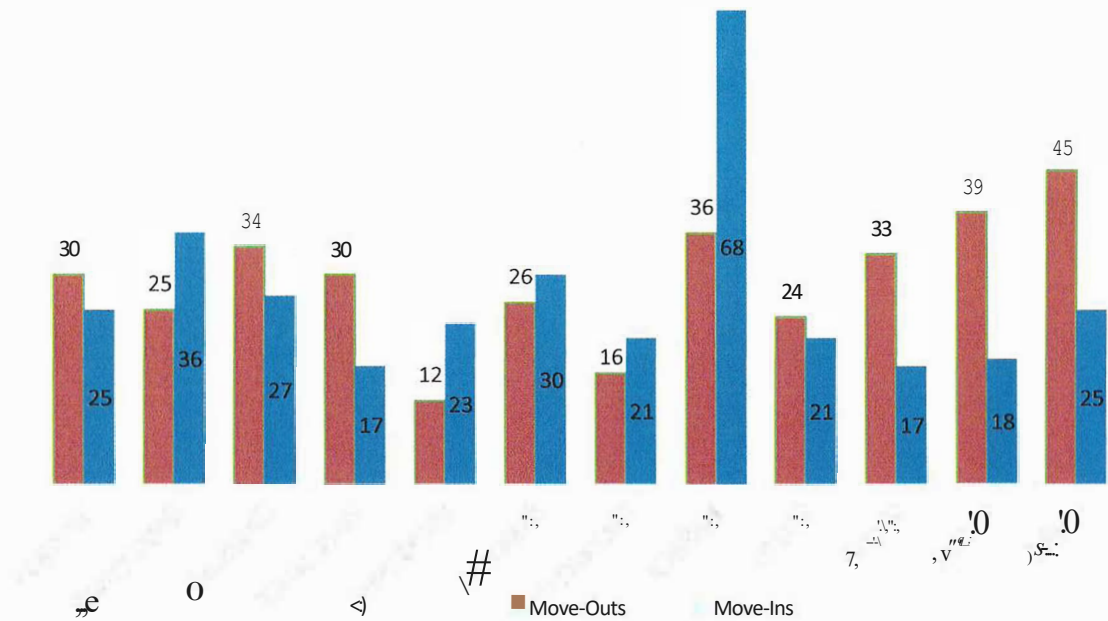
	Family	Elderly	Total
Total Vacancy	45	52	97
Units in Mod	36	40	76
Juniper in Mod	214	0	214
Fire Units	3	0	3
Defer Maint	0	0	0
Rentable Units	42	52	94
Move-Ins	14	11	25
Move-Outs	26	19	45
Units Available	3	7	10

Kansas City, Kansas Housing Authority July 2023 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	39	-	12	203	100%	100%
K1-2 D(1) ST. MARGARETS PARK	100	94	5	1		95%	98%
K1-3 D(1) CYRUS K HOLIDAY	60	52	1	1	6	98%	97%
K1-4'M(1) D(8) WYANDOTTE TOWERS	302	274	22	6	-	93%	93%
K1-5'M(2) D(1) BELROSE MANOR	90	80	7	1	2	92%	94%
K1-6 Elderly DOUGLAS HEIGHTS	101	95	6	-	-	94%	97%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	84	12	3		88%	90%
K1-7 D(1) SCATTERED SITES	24	20	2	2		92%	96%
K1-9 D(1) SCATTERED SITES	30	23	4		3	87%	97%
K1-10 'M(2) SCATTERED SITES	42	37	3		2	93%	93%
K1-11 M(1) D(1) GRANDVIEW PARK	40	34	4	1	1	90%	85%
K1-12 D(2) CHALET MANOR	66	48	1	2	15	98%	100%
K1-13 WELBORN VILLA	80	80	-	-		100%	100%
K1-14 BETHANY PARK TOWERS	153	144	9	-		94%	94%
K1-15 'M(6) SCATTERED SITES	20	14	-	-	6	100%	100%
K1-17'M(1) GLANVILLE TOWERS	108	105	3		-	97%	97%
K1-18 ROSEDALE TOWERS	122	110	2	-	10	98%	98%
K1-20 D(1) WESTGATE TOWERS	163	154	8	1		95%	97%
K1-21 D(1) SCATTERED SITES	8	8	-			100%	100%
K1-22 WESTGATE VILLA	20	18	2			90%	95%
K1-23 D(1) SCATTERED SITES	38	37	1			97%	100%
K1-24 M(18) PLAZA TOWERS	115	85	-		30	100%	99%
K1-25 D(1) SCATTERED SITES	12	10	1	1		92%	92%
AMP58 Bonner Springs (absorbed 7/1/21)	50	47	3	-		94%	84%
Total Units Available for Occupancy	2,108	1,692	96	31	278	95%	97%

(*) Modernization units

**Kansas City, Kansas Housing Authority
The Last 12 Months**



MODERNIZATION AND DEVELOPMENT REPORT-August 2023

CAPITAL FUND PROGRAM 2017

The funding amount for this program is \$3,024,938.00.

Completed Projects:

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, 8
K1-57 Plaza Tower Interior Modernization Phase 1 (Floors 7 and 8).

Upcoming Projects:

None

CAPITAL FUND PROGRAM 2018

The funding amount for this program is \$4,718,488.00.

Completed Projects:

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 replacement.
K1-53 Chalet Manor HVAC replacement
K1-56 Douglas Heights High Rise, v and Glanville Towers
K1-57 Westgate Tower Fire Alarm Panel replacement
K1-20 Westgate Tower Chiller replacement.

Upcoming Projects:

None

CAPITAL FUND PROGRAM 2019

The funding amount for this program is \$4,914,294.00.

Completed Projects:

KCKHA Thomas M. Scott Maintenance Facility
K1-54 Scattered Site (15) Interior Modernization Phase 2
K1-57 Plaza Tower Interior Modernization Phase 2 (floors 4, 5, and 6), and
K1-54 Maintenance Facility Metal Roof Retrofit.
All relocations for Phase 3 Interior Modernization have been completed.

Ongoing Projects/Progress:

K1-54 SCATTERED SITES 15 EROSION REPAIR 4515 PARKVIEW AVENUE

Erosion repair at 4515 Parkview Avenue. The repair work is to shore up an exposed footing and build a retaining wall to hold back the soil. A contract was awarded to Tailor Made Exteriors, in the amount of \$34,907.61. Tailor Made has requested Notice to Proceed for July 19, 2023.

Upcoming Projects:

None

2019 LEAD-BASED PAINT GRANT - Completed

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. Assessments and inspections are complete.

CAPITAL FUND PROGRAM 2020

The funding amount for this program is \$5,288,808.00.

Completed Projects:

K1-6 Douglas Heights Elevator Modernization
K1-52 and K1-53 Foundation Repair and Stabilization.

Ongoing Projects/Progress:

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 \$250,802.88. Pre-construction meeting was held on March 10, 2022. Notice to Proceed was issued May 27, 2022. This project is substantially complete. Punchlist items are being addressed and contractor was notified to have project completed in 30 days.

Upcoming Projects:

None

CAPITAL FUND PROGRAM 2021

The funding amount for this program is \$5,485,060.00.

Completed Projects:

None

Ongoing Projects/Progress:

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 is complete and accepted. 2nd floor work is nearly complete. A final inspection of the 2nd floor took place last week and 1st Floor work is progressing well, expect to do final walkthrough week of the 24th.

K1-54 SCATTERED SITES 15 INTERIOR MODERNIZATION PHASE 3 (4529, 4545, 4551, AND 4555 OAK AVENUE, AND 4515 AND 4543 PARKVIEW AVENUE)

A bid was received on December 20th, 2022, for the final phase of interior modernization for the last 6 houses at this development. The Board authorized the award of a contract at the January 19th, 2023, meeting, to Taylor Made Exteriors LLC, in the amount of \$470,448.97. Asbestos abatement is required in two of the houses. Asbestos abatement bids were received on March 13th, 2023, and awarded to Jacobson Asbestos Company, in the amount of \$11,350.00. Project is nearly complete; walkthrough and Punch list are next.

K1-56 GLANVILLE TOWER ELEVATOR MODERNIZATION

A bid was received on December 20th, 2022, for this project. The Board authorized the award of a contract at the January 19th 2023 meeting, to MEI Total Elevator Solutions, in the amount of \$834,481.00. A pre-construction meeting was held on February 9th project. Equipment has been ordered and is expected in June of 2023. A Notice to Proceed will be issued for August 28, 2023 and all required paperwork is turned in.

Upcoming Projects:

None

CAPITAL FUND PROGRAM 2022

The funding amount for this program is \$6,843,959.00.

Completed Projects:

K1-53 Chalet Manor Emergency Window Repair.
K1-54 Scattered Sites 10 HVAC Replacement

Ongoing Projects/Progress:

K1-58 Vaughn Dale Bonner Springs Structural Repair:

Bids were received on March 22nd, 2023, for structural repair needed in the 30 unit, three story building in Bonner Springs. Southtown Glass Inc., doing business as SGI, is the low bidder with a bid of \$25,345.00. Award of a contract is awaiting the completion of the required HUD environmental review. HUD has completed the Environmental Review.

New Projects:

K1-12 Chalet Manor Exterior Repair
K1-18 Rosedale Tower Interior Modernization
K1-58 Bonner Springs Elevator Modernization
K1-55 Finance Office Remodel
K1-All Parking Lot Improvements
K1-14 & K1-4 Wyandotte Tower Domestic Hot Water Boilers (2) ea
K1-3, K1-6 Select Site Improvements

CAPITAL FUND PROGRAM 2023

The funding amount for this program is \$6,890,000.00. The public hearing and final budget were presented to the residents on December 7th, 2022. The Capital Fund Program 2023 was approved at the January 19th, 2023, Board meeting. Staff has submitted all necessary paperwork to HUD and is awaiting HUD review and approval.

FAMILY SELF-SUFFICIENCY PROGRAM SUMMARY - July 2023

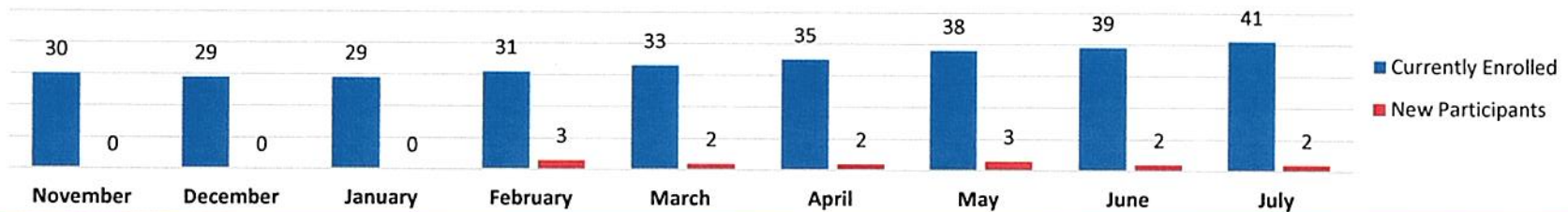
Month	November	December	January	February	March	April	May	June	July
Currently Enrolled	30	29	29	31	33	35	38	39	41
New Participants	0	0	0	3	2	2	3	2	2
Exited	0	2	1	0	0	0	0	1	0
Ported	0	0	0	0	0	1	0	0	0
Graduated	0	0	0	0	0	0	0	0	0
Participants Employed	19	19	21	18	19	23	18	21	17
Participants with Escrow	12	12	18	18	14	18	18	19	19
Currently Contributing to Escrow	11	11	14	15	13	13	13	13	11
Total Escrow Balance	\$ 53,252	\$ 56,881	\$ 60,510	\$ 64,945	\$ 69,946	\$ 74,049	\$ 78,144	\$ 82,376	\$ 79,126
Monthly Escrow Balance	\$ 3,023	\$ 3,629	\$ 4,435	\$ 5,001	\$ 4,103	\$ 4,095	\$ 4,232	\$ 4,232	\$ 3,138
Appts with Participants	11	9	13	13	20	25	15	18	16
Initial Appts	0	0	3	3	2	2	3	2	2
SSI Only	2	2	2	3	3	4	4	4	4
TANF	0	0	0	0	0	0	0	0	0
Credit Pulled/Reviewed	0	0	1	2	3	2	1	1	2
Interim Withdrawals	0	0	0	0	0	0	0	0	0
Money Dispersed	0	0	0	0	0	0	0	0	0

RESIDENT SERVICES PROGRAM SUMMARY - JULY 2023

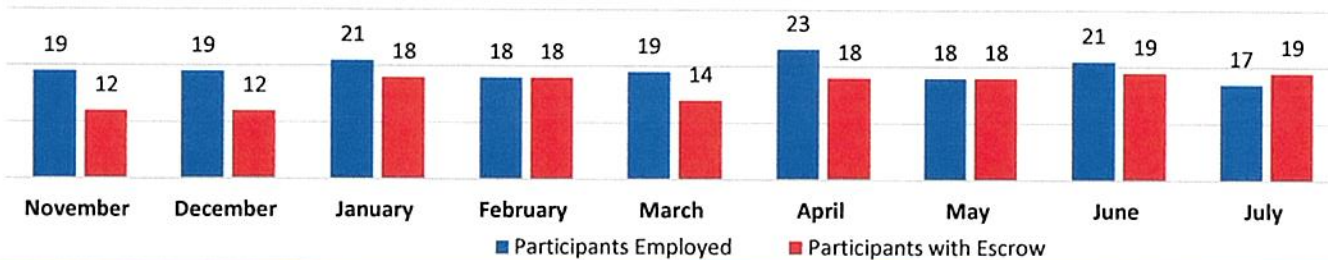
Month	May	June	July
Resident Enrolled	29	32	35
Assessments Completed	1	2	3
Referrals	2	3	5
Employment	1	1	1

Family Self-Sufficiency At a Glance - July 2023

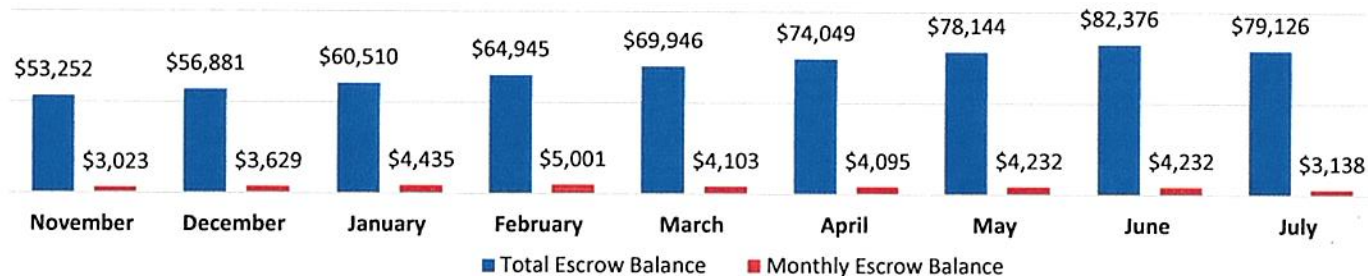
PARTICIPANTS ENROLLED



EMPLOYMENT AND ESCROW

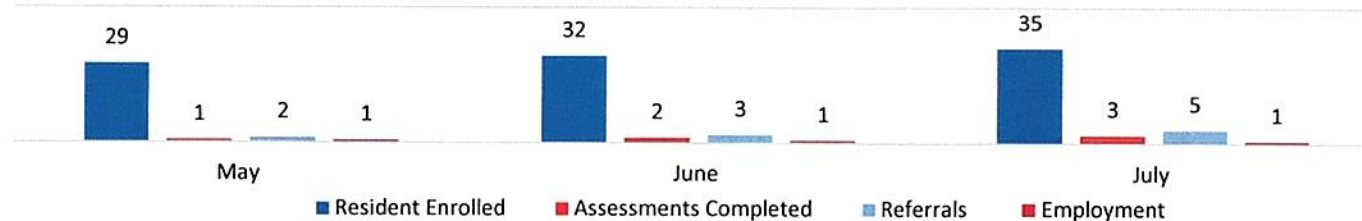


ESCROW BALANCE



Resident Services At a Glance - July 2023

PROGRAM SUMMARY



GREAT THINGS ARE HAPPENING IN FAMILY SELF-SUFFICIENCY *OJUi* RESIDENT SERVICES*

Madam President Camp at St. Margaret's
About 20 middle school aged girls attended the camp. The program's mission is to inspire students to use their voice to become leaders in their communities now and in the future.



Rallying Around One of Our Elders

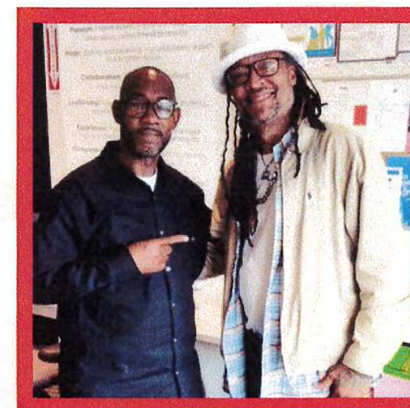


Officer Jackie Lynn brought students participating in the summer Police Cadets Academy to repaint the yellow lines in the parking lot at the Douglas Community Center. You would not be able to tell students painted the lines. They did a wonderful job!



SWAP Night! Guest speaker from KU's TRIO-EOC (Education Opportunity Center) presented practical ways to save money when buying groceries. She showed how to compare unit prices. Participants were tested to see if they could tell the difference between generic and name brand products. Without knowing which one was which, the generic graham cracker brand won.

New ROSS participant, enrolled in the 10 day Personal and Professional Development program at Connections to Success. Through this program, he will be paired with a Job Coach and a Life Transformation Coach. His next goal is to find a full-time job.



Section 8 Housing Choice Voucher Program Monthly Management Report

July 2023

HOUSING CHOICE VOUCHER (HCV)																				ATTRITION RATE			
Section 8	Funds Available Through the End of the Calendar Year	Projected Monthly Funds Available	Average Tenant Payment	Average HAP Payment Per Voucher	Total HAP Payment (includes Actual & anticipated)	HAP Over/Under Authorized	Current Vouchers in Lease	Total Vouchers available/month	YTD vouchers leased	Target Number Of Vouchers	Number Vouchers Over/Under Authorized	YTD Number Vouchers Over/Under Authorized	Newly Leased This Month	Unit to Unit Moves or Owner Changes	Current Vouchers Looking	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Average YTD Attrition
																Utilization		YTD Utilization					
January	\$886,279	\$886,279	\$ 275	\$ 727	\$ 861,872	\$ (24,407)	1,151	1,655	22,905	1,655	(504)	(504)	12	12	167	69.5%	102.7%	69.5%	102.7%	21	1.8%	21	1.8%
February	\$886,279	\$886,279	\$ 271	\$ 733	\$ 863,608	\$ (22,671)	1,146	1,655	22,884	1,655	(509)	(509)	9	9	190	69.2%	102.9%	69.2%	102.9%	16	1.4%	37	3.2%
March	\$865,996	\$865,996	\$ 264	\$ 742	\$ 883,679	\$ 17,683	1,148	1,655	24,053	1,655	(507)	(507)	11	29	209	69.4%	105.3%	69.4%	105.3%	19	1.7%	19	1.7%
April	\$865,996	\$865,996	\$ 260	\$ 758	\$ 855,927	\$ (10,069)	1,104	1,655	23,988	1,655	(551)	(551)	16	52	212	66.7%	102.0%	66.7%	102.0%	13	1.2%	19	1.7%
May	\$715,545	\$715,545	\$ 256	\$ 771	\$ 882,489	\$ 166,944	1,116	1,655	25,169	1,655	(539)	(539)	12	15	226	67.4%	105.2%	67.4%	105.2%	6	0.5%	19	1.7%
June	\$863,210	\$863,210	\$ 250	\$ 776	\$ 898,264	\$ 35,054	1,111	1,655	25,099	1,655	(544)	(544)	11	16	269	67.1%	107.1%	67.1%	107.1%	14	1.3%	17	1.5%
July	\$921,345	\$921,345	\$ 248	\$ 792	\$ 896,350	\$ (24,995)	1,096	1,655	26,265	1,655	(559)	(559)	16	13	223	66.2%	106.8%	66.2%	106.8%	12	1.1%	17	1.6%

The purpose of this Management Report is to provide an overview of the Section 8 Housing Choice Voucher program. The report provides information on budget and voucher utilization as well as program trends and statistics.

Funds Available Through The End of the Year: The funds available through the end of the year is the projected amount of funding remaining for the Section 8 program. This is a projected number because the actual number is subject to change depending upon what HUD actually authorizes on a monthly basis.

Projected monthly funds available: This is the projected amount of funding the program will have available for that month.

Average Tenant Payment: Based upon our total tenant payments and our total number of vouchers, this is the average amount each tenant will pay out of pocket for rent.

Average Housing Assistance Payment (HAP) Per Voucher: This is the average HAP per voucher under lease for the current month based upon the total total HAP for the current month divided by the number of vouchers under lease.

Total Housing Assistance Payment (HAP): This is the actual and anticipated amount of HAP paid out for that month.

Housing Assistance Payment (HAP) Over/Under Authorized: This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

Current Vouchers in Lease: This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

Total vouchers available

Target Number of Vouchers: target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

Number Vouchers Over/Under Authorized: This is the number of vouchers the program has overauthorized or underauthorized for that particular month based upon the target number of vouchers.

Newly Leased This Month: This is the number of new vouchers that have been utilized to lease up within this month.

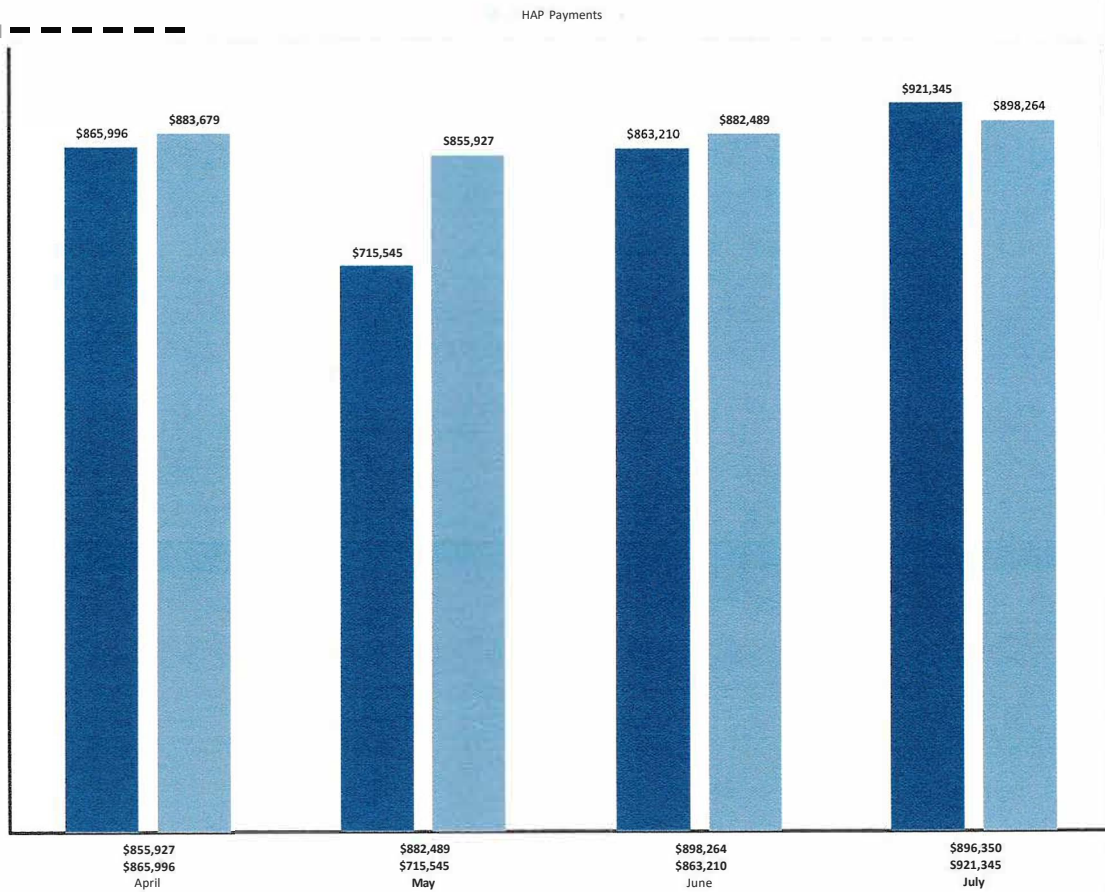
Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit. =223

Homeownership: Current number of homeownership vouchers =6

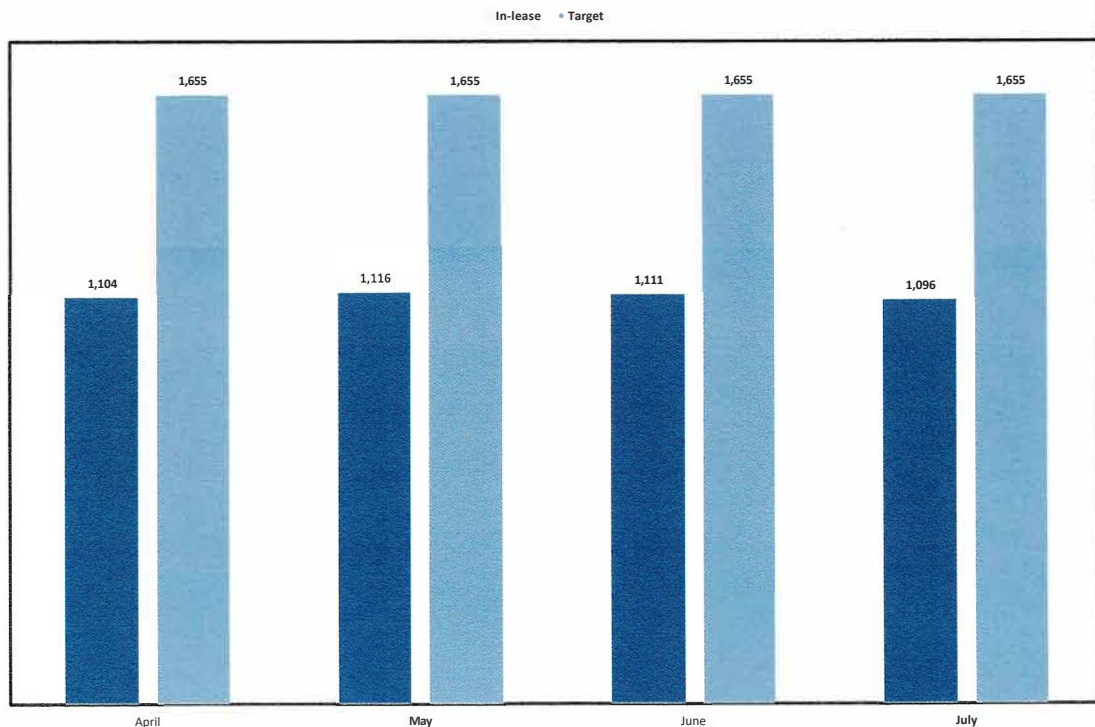
Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program . =38 enrolled

July 2023

Section 8 Monthly Housing Assistance Payments



Section 8 Vouchers In-Lease and Target Leasing Rate



RESOLUTION NO.2023-28

**AUTHORIZE THE DISPOSITION OF REAL ESTATE LOCATED AT
2004 NORTH THIRD STREET IN KANSAS CITY, KANSAS
PROJECT NO. KS00100025**

WHEREAS Kansas City, Kansas Housing Authority is requesting authorization to donate through disposition, the Community Center located at 2004 North Third Street, Kansas City, Kansas to The Village Initiative, Inc.

WHEREAS The Village Initiative, Inc. is committed to working to prevent the incarceration of At-Risk-Youth and non-violent offenders through intervention and networking with other faith-based organizations, community leaders, business leaders, judicial authorities, mentors, and volunteers; and

WHEREAS HUD requires a disposition application be submitted and approved for disposition of the Community Center and removal from Kansas City, Kansas Housing Authority and removal from inventory.

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that the Community Center at 2004 North Third Street be disposed of and removed from the inventory of the Kansas City, Kansas Housing Authority.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution No. 2023-28.

X

Matthew T, Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO