



Agenda

Housing Authority of the City of Kansas City, Kansas

Regular Meeting

Thursday, September 21, 2023
12 noon

Boardroom
1124 N. 9th Street

- I. Roll Call
- II. Approval of the Minutes
Regular Board Meeting August 17, 2023
(Pages 1—6)
- III. Connecting for Success Graduate
Family Self-Sufficiency Graduate
- IV. Executive Director's Report
(Pages 7 —27)
- V. 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.
- VI. Committee Reports
- VII. New Business Consent Items:
 - Resolution No. 2023-29 Recognizing Rachel Jefferson for Valuable Service to the Housing Authority of the City of Kansas City, Kansas
(Page 28)
 - Resolution No. 2023-30 Collection Loss Write-Offs
(Pages 29—31)
 - Resolution No. 2023-31 Authorize the Disposal of Housing Authority Property consisting of Fleet Vehicles
(Pages 32—33)
- VIII. New Discussion Consent Items: None
- 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, August 17, 2023
12:30 p.m.

Boardroom
Main Office

On the 17th day of August 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
Hazel Davis, Commissioner
Raul Escarcega, Commissioner
Carla Whiteside-Hicks, Commissioner
Pastor Roderick McConnell
P. Anne McDonald, Commissioner
J.D. Rios, Commissioner
Chandra Ward, Commissioner
Linda Warner, Commissioner

ABSENT: Rev. Jimmie L. Banks, Vice-Chairman
Jacques Barber, Commissioner

ALSO, PRESENT: Andrea Tapia, Executive Director/CEO
Worku Alem, Director of Finance
Anwar Crockett, Assistant Director of Housing Operations
Stephanie Drake, Human Resources Officer
Cherrie Escobar, Director of Section 8
Jen Garrison, IT Administrator
Gerald Glavin, Director of Contract Administration
Susan Martin, Modernization/504 Coordinator
Solomon McKennon, Asst. Director of Finance
Jacqueline D. Randle, Executive Services Manager
Elaine Stroud, Director of Housing Operations

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

Commissioner Rios asked for an update on Vice-Chairman Banks' health. Chairman Watkins said Vice-Chairman Banks is in a rehabilitation facility and is

building a new home to accommodate his health challenges. Commissioner McDonald asked that the Chairman convey the Board's well wishes. Chairman Watkins said he would be speaking to Vice-Chairman Banks over Zoom next week when CHIG meets, and he will pass along the sentiments. Ms. Tapia advised a card was sent to the Vice-Chairman from the Board and staff.

Commissioner Rios called for approval of the minutes of July 20, 2023. Commissioner Warner seconded the motion, and the following vote was recorded:

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

NAYS: None

ABSENT: Banks, Barber

ABSTAIN: McDonald

Motion carried.

Executive Director's Report

- Ms. Tapia said Capital Funds certification was submitted August 11, 2023 and there were no corrections to the submission. It was submitted on time and all the funds were used for that certification.
- Our auditors will be here September 11—14, 2023 and have been provided with information in advance.
- The Kansas Housing Conference will be held August 22—24, 2023. Ms. Tapia said she would attend along with Stephanie Drake (HR Officer) and Susan Martin (Modernization and 504 Coordinator). There will be training for Violence Against Women's Act (VAWA), Human Resources, 504 Accessibility, LIHTC, development and government. The Governor of Kansas, Mayor from Overland Park, individuals from HUD and additional speakers will be present. Commissioner Rios said he had received information regarding the national conference. Chairman Watkins said we have not done much training in the last 10 years, but we have provided Board training. He supports earmarking training for the Board. Commissioner Rios asked if staff would be attending training. Ms. Tapia said training for staff could be arranged. Commissioner Rios expressed his belief in providing training opportunities to the Board and staff. Chairman Watkins said board development and growth should be a part of our strategic planning. Commissioner McDonald agreed networking and education is important and everyone who wants to go should be given an opportunity. She asked that Ms. Tapia would suggest training opportunities

for staff. Commissioner McConnell asked what the purpose was of having a resident on the Board. Chairman Watkins said it was to give a voice to the residents. Commissioner McConnell asked how much of a voice does the elected resident Commissioner have in the outcome of any of these meetings. He indicated that Commissioner Rios, in Chairman Watkins' absence, took over the meeting and there has not been anything accomplished regarding what was said at the meeting. He spoke with Ms. Tapia a few days ago about parking, but there is really no handicap parking at Wyandotte Towers. When he comes to the meetings, he cannot share like everyone else can. He does not think this meets the needs of the residents. Commissioner McConnell continued to share his frustrations with the Board. He feels the meetings are more for staff than the residents. He thinks Board members will forget all about this when they go home. He said he will keep doing this. He thinks they talk, and nothing gets done. Commissioner McDonald said we are a business and business must be conducted so housing can be provided. She noted Commissioner McConnell cannot speak for our hearts as this is not part of the business obligation as a commissioner. There are all kinds of other avenues for individuals to get help. She reiterated that our job as commissioners is to oversee the business of the Housing Authority. Commissioner McDonald said the Housing Authority's business is providing housing and not taking care of people. Chairman Watkins asked to move on.

- Ms. Tapia said there is a document dated July 24, 2023 in the handouts which references SEMAP for the Housing Choice Voucher (HCV) program. We estimated we would receive 115 points for SEMAP; however, we received 130 points for the HCV program. The overall performance is high. She asked the Board to congratulate Cherrie Escobar and her staff for the work they are doing with the Housing Choice Voucher program. There have been staff shortages with the HCV staff, and they have continued to move forward. Ms. Escobar thanked the Board for its support.
- There are 762 applicants on the Public Housing waitlist and 33 participants whose program participation has ended. Public Housing has an occupancy rate of 97 percent as of July 2023. Commissioner Warner said this is good considering the economy. There are 106 evictions in two days and the cost was approximately \$28,000. Ms. Tapia cited reasons for evictions such as not completing annual recertifications, unauthorized guests and criminal activity. Commissioner Rios said he appreciates the follow-up and details in the reports. Commissioner Warner suggested that some of this resulted from the leniency that came out of COVID. Ms. Tapia said there were certain mandates which resulted from COVID. She then discussed use of the ROSS program to help families get caught up as there are several variables which can cause families to be evicted. Ms. Tapia explained we do not just evict people, there are organizations to help families get caught up and families can enter into repayment agreements. Chairman Watkins indicated he would hope things would begin to stabilize since COVID. Ms.

Stroud added that we put out a lot of rent repayment agreements coming out of COVID, and a lot of residents were going from one agency to another and not paying their rent. The monies are running out and families are not getting the help anymore. The new thing is to help families once a year as it was before COVID. However, families have gotten use to the COVID way of life and have not readjusted. There were a lot of broken repayment agreements, which resulted in evictions, but this is an anomaly. Ms. Stroud said we hope to get those filings down to only 25 or 30 and losing only 1 or 2 a month. Ms. Stroud and Ms. Tapia discussed repayment agreements and families staying current on their rent and other obligations.

- Ms. Tapia said the October 19, 2023 board meeting and retreat can be held at KCKCC in the room we had last year. The retreat will take place from 9am—2pm.
- Chairman Watkins said the Board needs to conduct Ms. Tapia's review. He will compile the evaluations from each Board member and put it into a final review. This should be sent out in an email.

Public Comments

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

Bylaws

Commissioner Barber was currently traveling and unable to provide a report.

Finance

Commissioner McDonald said the Finance Committee met Tuesday. Present was Commissioner Rios, Ms. Tapia, Mr. Alem, and Mr. McKennon. They went over the numbers for April, May, and June. Income and expenses were reviewed. Much of this was related to inflation which has leveled off in some areas. She did not object to paying the attorneys for the evictions. Commissioner Rios added the finance staff did a good job explaining the budget. He said expenses are actually up and much of this has to do with Juniper Gardens. Commissioner McDonald added the Bonner Springs' occupancy is low due to the number of units. Occupancy will be an ongoing challenge and will not happen overnight. Chairman Watkins noted the Bonner would be a good candidate for RAD. We will let the consultants tell us where we will need to begin. Chairman Watkins said he missed the meeting due to being at a housing summit. He also had lunch with Commissioner Whiteside-Hicks and will be redoing some committees.

Development

Commissioner Warner provided a written report. She said the Development Committee met briefly on yesterday. There are 35-38 residents remaining at Juniper Gardens, most are Housing Choice Voucher (HCV) applicant holders who are actively looking for housing. The sale date of Juniper Gardens has been extended 30 days. The original title was held by the City of Kansas City, Kansas and has to be updated and placed in the KCKHA's name. Plaza Towers is going through 504 compliance and is nearly done. An inspector has been hired to go through the units to make sure we are in compliance. A proposal for security is being drafted. We will then work with a security specialist. We need an RFP for this. The elevators and security doors are functioning properly at Wyandotte Towers. Ms. Tapia will be meeting with Johnson Controls to discuss energy efficiency with our properties. We are arranging a meeting with an attorney to create a 501(c)3 as a goal for redevelopment. No bids have been received for the master development contract and August 31, 2023 is the deadline. Commissioner McDonald said she can assist on the 501(c)3.

Resident Participation

Commissioner McConnell stated he has met with residents. He asked if he could have Ms. Sutton's number. Ms. Tapia said she would provide Commissioner McConnell with Ms. Sutton's card. Commissioner McConnell said he has not heard about any door alarms being cut, but there are some doors that were jammed and will not shut by themselves. There are still people coming in and out the side doors. He said the monitors are letting people come in and the monitors are not at the guard desk half the time. Commissioner McConnell said monitors are at the guard's desk are drinking. Ms. Tapia asked was Commissioner McConnell meeting with all sites. Commissioner McConnell said he gets calls from all sites, but other sites have only come to meet twice. Holly Duff told him that not all sites have a committee or officers. He would like for people in this room to be willing to come to a meeting. Ms. Tapia suggested talking about the Resident Advisory Board (RAB) after this meeting. Chairman Watkins said there use to be an active RAB and we need to work at getting that set back up. Commissioner Escarcega asked would the RFP for security services take into consideration what Commissioner McConnell has been saying. *(Commissioner McDonald left.)* Commissioner Warner said the RFP is being drafted and they will look at each tower and each individual property to determine what is the best plan for each site. Ms. Tapia said we will be looking for a consultant to look at all the properties. Commissioner McConnell said this is a step in the right direction.

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

New Business Consent Item

Chairman Watkins asked if anyone would like to pull Resolution Nos. 2023-28 from the consent agenda. There being none, Commissioner Warner made a motion to approve Resolution Nos. 2023-28. Commissioner Rios seconded the motion, and the following vote was recorded:

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

NAYS: None

ABSENT: Banks, Barber, McDonald

ABSTAIN: None

Motion carried.

Resolution No. 2023-28, authorizing the disposition of real estate located at 2004 North Third Street in Kansas City, Kansas Project No. KS00100025.

This resolution authorizes the disposition of the Community Center located at 2004 North Third Street in Kansas City, Kansas and that the property be donated to The Village Initiative, Inc. HUD requires a disposition application be submitted and approved to remove this property from our inventory.

RESOLUTION NO. 2023-28—AUTHORIZE THE DISPOSITION OF REAL ESTATE LOCATED AT 2004 NORTH THIRD STREET IN KANSAS CITY, KANSAS PROJECT NO. KS00100025.

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, Director/CEO
Date: September 21, 2023
Re: Executive Director's Report

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 27 VASH vouchers that are leased with 237 voucher holders searching for a place to rent, and 16 new voucher holders who have leased up. During the month of August 2023, 17 individuals ended participation in the program. The attached chart shows exit dates, and reasons for exiting the program. The August 2023, Housing Assistance Payments (HAP) paid to the landlords totaled \$907,312.

The HCV program waitlist was opened on August 30 through September 1, 2023, and pre-applications were accepted on-line at <https://www.waitlistcheck.com/KS3258>. Approximately 1,500 applications were received.

Effective Date	Move OUT	EOP Reason	Project Name
S8 - EOP - Report			
From: 08/01/2023 Thru: 08/31/2023			
Programs: All Projects: All			
Processed Records: 17 Selected Records: 17			
Order By: Tenant Name			
8/31/2023	8/31/2023	S8-Skipped	Voucher HCV
8/31/2023	8/31/2023	S8-Illness/Deceased	Voucher VASH
8/31/2023	8/31/2023	S8-Eviction	Voucher HCV
8/31/2023	8/31/2023	S8-Fraud	Voucher HCV
8/31/2023	8/31/2023	S8-Eviction	Voucher HCV
8/31/2023	8/31/2023	S8-Request off Program	Voucher HCV
8/31/2023	8/31/2023	S8-Illness/Deceased	Voucher PB - Delaware Highlands
8/31/2023	8/31/2023	S8-Eviction	Voucher HCV
8/31/2023	8/31/2023	S8-Zero HAP/Over Income	Voucher HCV
8/31/2023	8/31/2023	S8-Fail to comply w/Recert - HQS	Voucher HCV
8/31/2023	8/31/2023	S8-Request off Program	Voucher HCV
8/31/2023	8/31/2023	S8-Eviction	Voucher VASH
8/31/2023	8/31/2023	S8-Illness/Deceased	Voucher PB - Delaware Highlands
8/31/2023	8/31/2023	S8-Zero HAP/Over Income	Voucher HCV
8/31/2023	8/31/2023	S8-Illness/Deceased	Voucher HCV
8/31/2023	8/31/2023	S8-Eviction	Voucher PB - Kim Wilson
8/31/2023	8/31/2023	S8-Skipped	Voucher HCV

Property Management Supervision & Weekly reporting

The Public Housing waitlist currently has 980 applicants. There were 45 participants whose program participation ended. As of April, KCKHA's public housing has maintained an occupancy rate of 94%. Many of the vacancies are due to tenants vacating for reasons ranging from lease violations to becoming self-sufficient.

Achieving Optimal Occupancy

On September 11, 2023, KCKHA received notification from HUD that KCKHA has been identified as one of the **high-performance Public Housing Agencies nationwide**, KCKHA achieved optimal occupancy during the first three quarters of FY23. KCKHA has been invited to participate in a September 27, 2023, discussion with HUD on the strategies KCKHA implemented to exceed HUD's occupancy goal of 95.5 percent. We are looking forward to the opportunity to discuss our strategies and the hard work of all employees that led to KCKHA exceeding HUD's occupancy goals.

Mass Interviews

On September 7, 2023, KCKHA interviewed 17 applicants for various vacant positions. The mass interviews allowed for timely hiring of five applicants. We hope to hire additional applicants from this pool.

Board Retreat

On October 19, 2023, from 9:00 am until 2:00 pm. KCKHA will have its annual Board Retreat. The 2023 annual board retreat will focus on new strategic development plans for KCKHA as well as giving Directors an opportunity to provide information about their areas of expertise.

The following are monthly reports provided by staff:

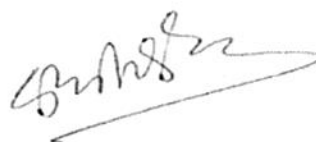
- A. Statement of Funds
- B. Delinquency Report
- C. Disbursements of \$1,000
- D. Operating Receipt and Expenditures
- E. Maintenance Report
- F. Occupancy Report
- G. Monthly Move-outs and Move-ins
- H. Modernization Report
- I. Resident Initiative Report
- J. Section 8 Utilization Report

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

Description	Rate ^(a)	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$2,180.62	Liberty
Payroll Account	0.00%		\$1,706.42	Liberty
ACH Pymt Account	0.00%		\$1,466.71	Liberty
Rent Depository Account	0.00%		\$4,850,507.22	Bank of Labor
Rent Bank Deposit Accounts	0.019%		\$498,623.36	Various Rent Banks
Homeless Prevention Program	0.049%		5,515.18	Bank of Labor
Sponsorship Program	0.019%		20,290.12	Bank of Labor
Section 8 Checking	0.00%		586,529.35	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$38,950.01	Liberty
Family Self Sufficiency	0.019%		\$88,109.77	Bank of Labor
KCKHA Debt Service Account			\$207,221.04	Deutsche Bank
CD#120245349	3.50%	09/01/23	\$500,000.00	Bank of Labor

(a) Represents Rates as of September 15, 2023 provided by Banks.

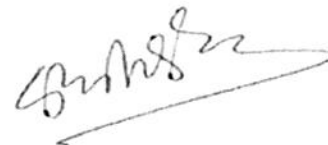
Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Worku Alem
Director of Finance

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

	Rent & Other Charges	Repayment Agreements	Net Total
Accounts Receivable (Amounts Delinquent)	\$180,577.03	(\$82,087.80)	\$98,489.23
Total Charges to Tenants for Month			\$455,543.40
Delinquency Ratio			21.62%
Petitioned to Court			<u>36</u>
Praecipes Issued			<u>31</u>
Evictions			<u>7</u>
Pending Evictions			<u>2</u>



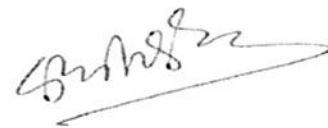
Worku Alem
Director of Finance

Kansas City, Kansas Housing Authority	
Payments Over \$1,000.00	
For The Month of AUGUST '23	
CONTRACTS	
MAINTENANCE COSTS	
American Textile Mills Inc.	\$1,011.96
Booney's Lawn Service	\$7,920.00
CALHOUN LAWN CARE, LLC	\$7,150.00
CALHOUN LAWN CARE, LLC	\$7,150.00
Carpet Corner Inc.	\$9,003.57
Carpet Corner Inc.	\$4,820.89
Carpet Corner Inc.	\$2,919.25
Carpet Corner Inc.	\$2,572.24
CE WATER MANAGEMENT	\$1,605.00
CEI Electrical & Mechanical	\$1,590.00
CINTAS CORPORATION No. 2	\$1,473.84
COOL HEAT KC, LLC	\$4,625.68
Crime Scene Cleaners, Inc	\$2,319.04
DAVID ALLEN HENDERSON DBA	\$3,100.00
DAVID ALLEN HENDERSON DBA	\$1,805.00
DAVID ALLEN HENDERSON DBA	\$1,805.00
DAVID ALLEN HENDERSON DBA	\$1,020.00
Design Mechanical, Inc.	\$2,277.50
DOUG'S AUTO REPAIR	\$2,165.38
Elevator Safety Services, Inc	\$1,125.00
F & C REMODELING & CLEANING SERVICE	\$6,900.00
F & C REMODELING & CLEANING SERVICE	\$2,230.00
Ferguson Enterprises, LLC.	\$1,665.17
Ferguson Enterprises, LLC.	\$1,449.61
Flatland Technology LLC	\$6,271.20
H.D. Supply	\$8,516.84
H.D. Supply	\$3,469.14
H.D. Supply	\$3,245.46
H.D. Supply	\$1,088.79
Home Depot Pro-SupplyWorks	\$1,740.68
James Hanson dba Jim's Services	\$1,965.00
James Hanson dba Jim's Services	\$1,175.00
Johnson Controls Inc.	\$55,024.35
Johnson Controls Inc.	\$9,368.38
Johnson Controls Inc.	\$7,392.42
Johnson Controls Inc.	\$2,437.25

Johnstone Supply Co.	\$19,676.39
Johnstone Supply Co.	\$1,123.42
KEMPKES CONTRACTORS, LLC	\$13,305.00
KEMPKES CONTRACTORS, LLC	\$4,920.00
KLEND AUSTERMANN LLC	\$1,059.94
Lowes	\$4,402.57
MEI TOTAL ELEVATOR SOLUTIONS	\$12,447.02
MEI TOTAL ELEVATOR SOLUTIONS	\$1,209.25
MIDWEST BED BUG SERVICES	\$6,000.00
MIDWEST BED BUG SERVICES	\$1,500.00
On Demand Employment Services	\$11,174.07
OSCARS MAINTENANCE SERVICE CORP, LLC	\$7,700.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$7,130.00
PDQ Supply Inc.	\$2,026.56
PRESTO-X	\$1,350.00
QUALITY PLUMBING, INC	\$2,659.55
REPUBLIC SERVICES #468	\$2,141.07
REPUBLIC SERVICES #468	\$1,955.08
Rew Materials Inc.	\$3,202.62
Royal Tree Service	\$1,800.00
Sherwin-Williams Co	\$3,772.77
STACO ELECTRIC CONSTRUCTION CO	\$2,631.37
STACO ELECTRIC CONSTRUCTION CO	\$1,498.48
STACO ELECTRIC CONSTRUCTION CO	\$1,130.21
Stanion Wholesale Elec. Co.	\$7,297.47
SUTTON REMODELING, LLC	\$5,330.00
SUTTON REMODELING, LLC	\$3,425.00
Tony Rod Screen Printing	\$3,548.00
Trugreen Chemlawn	\$1,081.57
Vestals Welding & Fabrication	\$2,768.00
Vestals Welding & Fabrication	\$1,850.00
Waste Management	\$6,028.36
WEX BANK DBA WRIGHT EXPRESS FSC	\$8,856.79
WEX BANK DBA WRIGHT EXPRESS FSC	\$6,450.89
MISCELLANEOUS	
Adobe Inc	\$2,421.00
AT&T	\$14,155.41
AT&T	\$1,373.43
Charter Communications	\$1,149.10
ConvergeOne, Inc	\$7,647.30
ENTERPRISE FM TRUST	\$9,912.28

Evans & Mullinix, P.A.	\$34,197.00
Gregg Gibson	\$5,700.00
Housing Authority Risk Retention Group	\$53,757.36
Housing Authority Risk Retention Group	\$53,268.00
Housing Insurance Serv. Inc.	\$141,364.00
Housing Insurance Serv. Inc.	\$141,364.00
MASTERCARD	\$8,763.61
McCRIGHT & ASSOCIATES, LLC	\$9,060.50
Mylo, LLC	\$22,015.13
Mylo, LLC	\$22,015.13
Nationwide Retirement Solution	\$1,862.00
Nationwide Retirement Solution	\$1,862.00
New Directions	\$1,019.52
On Demand Employment Services	\$5,220.00
PayLease, LLC	\$3,441.73
Robert Half International, Inc	\$9,065.00
Robert Half International, Inc	\$3,148.25
Robert P.	\$1,706.42
U.S BANK EQUIPMENT FINANCE	\$6,021.80
UPCS Services DBA Focus on Housing	\$2,207.80
Verizon Wireless	\$2,242.73
WILLIAM W. HUTTON ATTORNEY AT LAW	\$2,275.00
WILLIAM W. HUTTON ATTORNEY AT LAW	\$2,100.00
MODERNIZATION	
CS (Relocation-Juniper Gardens)	\$1,163.98
CVR Associates, Inc (Relocation Services-Juniper Gardens)	\$15,175.00
Davidson & Associates Inc. (Relocation Services-Juniper Gardens)	\$5,554.60
DRINA REALTY, LLC (Relocation Services-Juniper Gardens)	\$1,500.00
Ferguson Enterprises, LLC. *(Scattered Sites Interior Mod K1-15)	\$2,312.64
GE APPLIANCES,A HAIER CO. (Plaza Tower Interior Mod. Phase 3)	\$8,465.00
H.D. Supply (Interior Mod K1-15)	\$6,840.00
H.D. Supply (Scattered Sites Interior Mod K1-15)	\$6,141.29
Tailor Made Exteriors, LLC (Scattered Sites Interior Mod K1-15)	\$61,604.35
Tailor Made Exteriors, LLC (Scattered Sites Interior Mod K1-15)	\$41,793.03
VC (Relocation-Juniper Gardens)	\$1,088.00
PAYROLL	

	AFLAC PREMIUM HOLDING	\$7,145.75
	Blue Cross Blue Shield Of KC	\$100,326.14
	Colonial Life & Accident Ins	\$6,556.30
	Delta Dental	\$4,412.98
	Kansas Payment Center	\$1,130.42
	Kansas Payment Center	\$1,130.42
	Kansas Public Employ Ret Syst	\$35,416.20
	Ymca Of Greater Kansas City	\$1,349.00
	UTILITIES	
	Board Of Public Utilities	\$292,695.69
	City of Bonner Springs	\$2,036.51
	Constellation New Energy-Gas	\$1,487.10
	Constellation New Energy-Gas	\$1,346.81
	ConvergeOne, Inc	\$1,350.00
	Evergy	\$2,494.39
	Kansas Gas Service	\$18,381.37
	Kansas Gas Service	\$17,061.62
	Total	\$1,560,144.18



Worku Alem
Director of Finance

Kansas City, Kansas Housing Authority
Operating Income and Expenditure
For the Period Ended July 31, 2023

	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	ROSS YR TO DATE	TOTAL YR TO DATE	%	TOTAL BUDGET
OPERATING INCOME:														
Dwelling Rent				\$1,777,815.08	36%	\$4,934,708.00						\$1,777,815.08	36%	\$4,934,708
Fraud Recovery Income				\$4,426.00	51%	\$860.00	\$26,420.64					\$26,420.64		
Interest Income	\$384.14	274%	\$140.00	\$117,201.27								\$4,810.14	481%	\$1,000
Tenant Income												\$117,201.27		
Transfer from CFP				\$108,992.44	32%	\$344,460.00	\$10,779.19					\$156,766.94	46%	\$1,031,654
Other Income	\$36,995.31											\$625,856.57	32%	\$344,460
Fee for Services - COCC	\$625,856.57	32%	\$1,957,265.00							\$23,535.53	\$28,861.96	\$52,397.49		\$1,957,265
Grant Income	\$674,587.10	25%	\$2,689,665.00									\$674,587.10	25%	\$2,689,665
Management Fees														
Total Operating Income	\$1,337,823.12	29%	\$4,647,070.00	\$2,008,434.79	32%	\$6,311,682.00	\$37,199.83			\$23,535.53	\$28,861.96	\$3,435,855.23	31%	\$10,958,752
Operating Subsidy				\$3,360,675.00	33%	\$10,137,661.00						\$3,360,675.00	33%	\$10,137,661
Section 8 Admin Fees				\$5,369,109.79	33%	\$16,449,343.00	\$374,805.00	41%	\$911,273.00			\$374,805.00	41%	\$911,273
Total Operating Receipts	\$1,337,823.12	29%	\$4,647,070.00	\$5,369,109.79	33%	\$16,449,343.00	\$412,004.83	45%	\$911,273.00	\$23,535.53	\$28,861.96	\$7,171,335.23	33%	\$22,007,686
OPERATING EXPENSES:														
Administrative Salaries	\$370,626.08	28%	\$1,327,545.00	\$348,023.74	25%	\$1,405,832.00	\$89,062.32	25%	\$360,254.00	\$16,151.24	\$20,974.61	\$844,837.99	27%	\$3,093,631
Management Fees				\$587,597.60	38%	\$1,549,910.00	\$86,989.50	30%	\$289,533.00			\$674,587.10	37%	\$1,839,443
Other Admin Expenses	\$67,978.25	24%	\$280,649.00	\$114,667.20	27%	\$431,909.00	\$11,966.99	9%	\$126,088.00			\$194,612.44	23%	\$838,646
Tenant Services														
Tenant Services Salaries				\$2,918.93								\$2,918.93		\$16,554
Resident Assoc Expenses				\$105.46	0%	\$24,785.00						\$105.46	0%	\$24,785
Other Expenses														
Utilities														
Electricity	\$12,930.76	28%	\$45,547.00	\$98,682.18	30%	\$2,991,573.00						\$911,612.94	30%	\$3,037,120
Water	\$348,501.22	27%	\$1,282,985.00	\$549,200.20	27%	\$2,025,449.00						\$897,701.42	27%	\$3,308,434
Maint Materials	\$192,357.85	35%	\$545,754.00	\$217,320.49	29%	\$758,129.00	\$548.30	21%	\$2,584.00			\$410,226.64	31%	\$1,306,467
Fee for Services - COCC				\$625,856.57	32%	\$1,957,265.00						\$625,856.57	32%	\$1,957,265
Other Maint Contracts	\$53,345.51	43%	\$123,248.00	\$645,683.71	27%	\$2,408,626.00	\$38,512.54	76%	\$50,474.00			\$737,541.76	29%	\$2,582,348
Other Security Expense						\$208,853.00								\$208,853
Insurance	\$25,664.74	22%	\$118,337.00	\$108,246.12	16%	\$681,974.00	\$4,916.42	19%	\$25,756.00			\$138,827.28	17%	\$826,067
Terminal Leave Payments				\$309,490.51	24%	\$1,285,354.00						\$582,476.10	25%	\$2,334,356
Employee Benefit Contributions	\$227,469.36	25%	\$921,794.00	(\$10,588.23)	-13%	\$82,740.00	\$30,244.59	24%	\$127,208.00	\$7,384.29	\$7,887.35	(\$10,588.23)	-13%	\$82,740
Collection Losses				\$165,982.00	33%	\$498,062.00						\$165,982.00	33%	\$498,062
Interest Expense				\$2,847.66	94%	\$3,041.00						\$7,274.00	46%	\$15,721
Other General Expense	\$306.84	18%	\$1,680.00				\$4,119.50	37%	\$11,000.00					
Total Routine Expenses	\$1,299,180.61	28%	\$4,647,539.00	\$4,566,034.14	28%	\$16,330,056.00	\$266,360.16	27%	\$992,897.00	\$23,535.53	\$28,861.96	\$6,183,972.40	28%	\$21,970,492
COVID														
Casualty Losses - Net														
Total Operating Expenses	\$1,299,180.61	28%	\$4,647,539.00	\$4,566,034.14	28%	\$16,330,056.00	\$266,360.16	27%	\$992,897.00	\$23,535.53	\$28,861.96	\$6,183,972.40	28%	\$21,970,492
Prior Year Adjustments														
Total Operating Expenditures	\$1,299,180.61	28%	\$4,647,539.00	\$4,566,034.14	28%	\$16,330,056.00	\$266,360.16	27%	\$992,897.00	\$23,535.53	\$28,861.96	\$6,183,972.40		\$21,970,492
Gain/(Loss) from Operations	\$38,642.51		(\$469.00)	\$803,075.65		\$119,287.00	\$145,644.67		(\$81,624.00)			\$987,362.83		\$37,194

*** July is the 4th month of the Fiscal Year Ending March 31st
 *** Percentage 33.3% or 4/12th of the year

Worku Alem, Director of Finance

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

CUSTOMER SERVICE & SATISFACTION SURVEY - August 2023

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
08/01/23	175	35	210	8	8	0	27
08/02/23	68	17	85	3	3	0	14
08/04/23	132	20	152	6	6	0	14
08/07/23	109	22	131	7	6	1	15
08/08/23	108	18	126	8	8	0	10
08/09/23	102	17	119	6	6	0	11
08/10/23	87	18	105	8	8	0	10
08/14/23	128	24	152	10	10	0	14
08/16/23	109	14	123	7	7	0	7
08/17/23	47	12	59	5	5	0	7
08/18/23	177	17	194	6	6	0	11
08/21/23	193	33	226	11	11	0	22
08/22/23	142	19	161	6	6	0	13
08/23/23	152	23	175	8	8	0	15
08/24/23	168	21	189	7	7	0	14
08/25/23	66	18	84	4	4	0	14
08/28/23	72	25	97	8	8	0	17
08/29/23	79	18	97	8	8	0	10
08/30/31	121	20	141	8	8	0	12
08/31/23	74	10	84	4	4	0	6
	2,309	401	2,710	138	137	0	263
			(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 34% of the service work orders completed
- (b) No Response 66% of the service work orders completed
- (c) Favorable Response 99% 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	50	67	117
Units in Mod	36	40	76
Juniper in Mod	221	0	221
Fire Units	3	0	3
Defer Maint	0	0	0
Rentable Units	47	67	114
Move-Ins	6	13	19
Move-Outs	17	28	45
Units Available	7	8	15

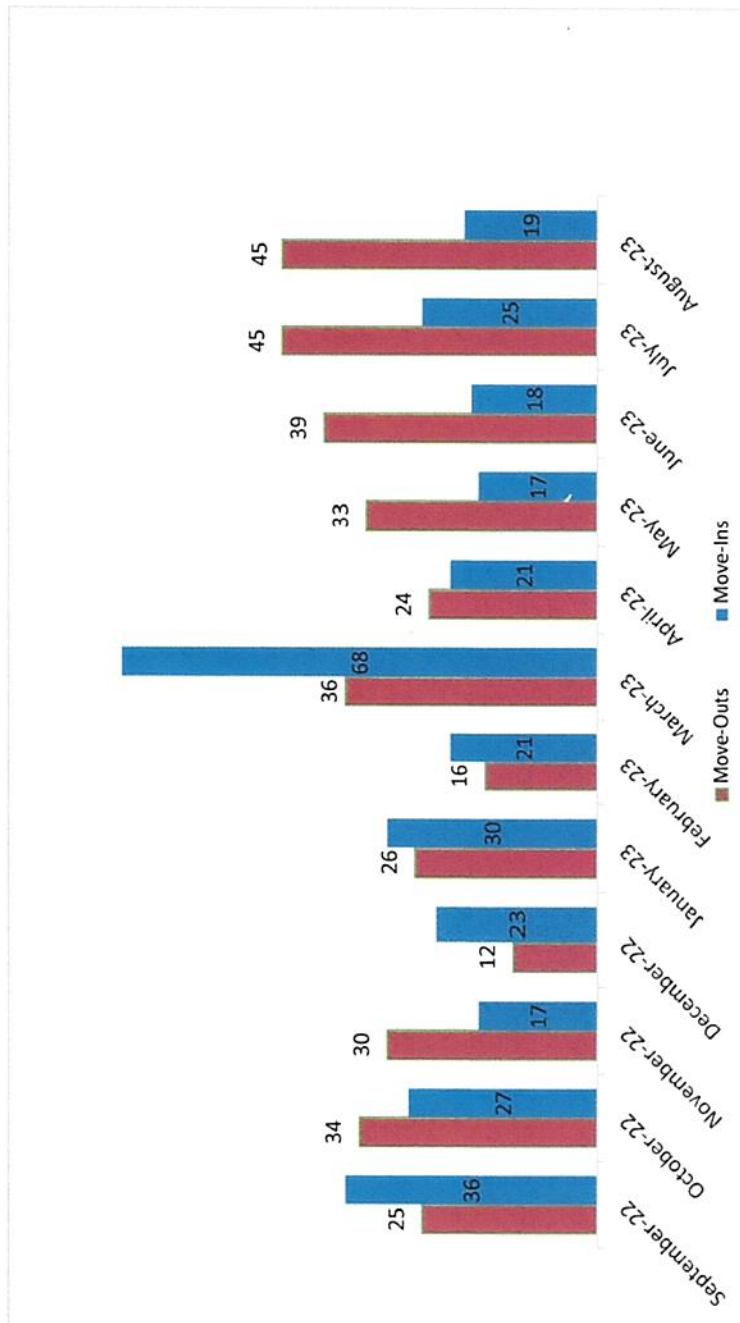
REPORT F

Kansas City, Kansas Housing Authority August 2023 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	THRU APPROVED SPECIAL USE UNITS	UNITS IN MOD	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 *M(7) D(12) JUNIPER GARDENS	265	32	-	12	203	100%	100%
K1-2 D(1) ST. MARGARETS PARK	100	93	6	1		94%	95%
K1-3 D(1) CYRUS K. HOLIDAY	60	50	3	1	6	95%	98%
K1-4 *M(1) D(8) WYANDOTTE TOWERS	302	268	28	6	-	91%	93%
K1-5 *M(2) D(1) BELROSE MANOR	90	80	7	1	2	92%	92%
K1-6 Elderly DOUGLAS HEIGHTS	101	96	5	-	-	95%	94%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	84	12	3		88%	88%
K1-7 D(1) SCATTERED SITES	24	17	5	2		79%	92%
K1-9 D(1) SCATTERED SITES	30	25	2		3	93%	87%
K1-10 *M(2) SCATTERED SITES	42	38	2		2	95%	93%
K1-11 M(1) D(1) GRANDVIEW PARK	40	33	5	1	1	88%	90%
K1-12 D(2) CHALET MANOR	66	48	1	2	15	98%	98%
K1-13 WELBORN VILLA	80	80	-	-		100%	100%
K1-14 BETHANY PARK TOWERS	153	142	11	-		93%	94%
K1-15 *M(6) SCATTERED SITES	20	14	-	-	6	100%	100%
K1-17 *M(1) GLANVILLE TOWERS	108	102	6		-	94%	97%
K1-18 ROSEDALE TOWERS	122	108	4	-	10	97%	98%
K1-20 D(1) WESTGATE TOWERS	163	150	12	1		93%	95%
K1-21 D(1) SCATTERED SITES	8	8	-			100%	100%
K1-22 WESTGATE VILLA	20	19	1			95%	90%
K1-23 D(1) SCATTERED SITES	38	36	2			95%	97%
K1-24 M(18) PLAZA TOWERS	115	85	-		30	100%	100%
K1-25 D(1) SCATTERED SITES	12	10	1	1		92%	92%
AMP 58 Bonner Springs (absorbed 7/1/21)	50	46	4	-		92%	94%
Total Units Available for Occupancy	2,108	1,664	117	31	278	94%	97%

(*) Modernization units

Kansas City, Kansas Housing Authority
The Last 12 Months



MODERNIZATION AND DEVELOPMENT REPORT -September 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, Bethany and Glanville Towers, and 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.
2019 LEAD-BASED PAINT GRANT – 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

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
K1-58 Vaughn Dale Bonner Springs Structural Repair

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.

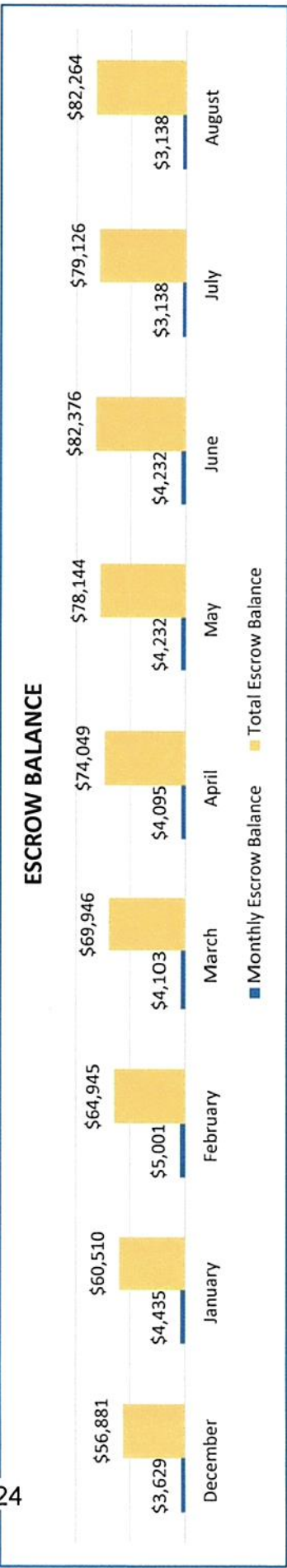
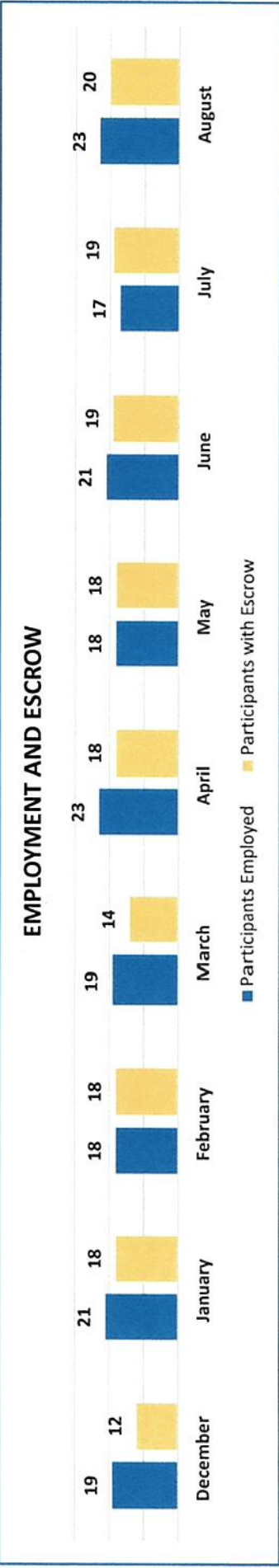
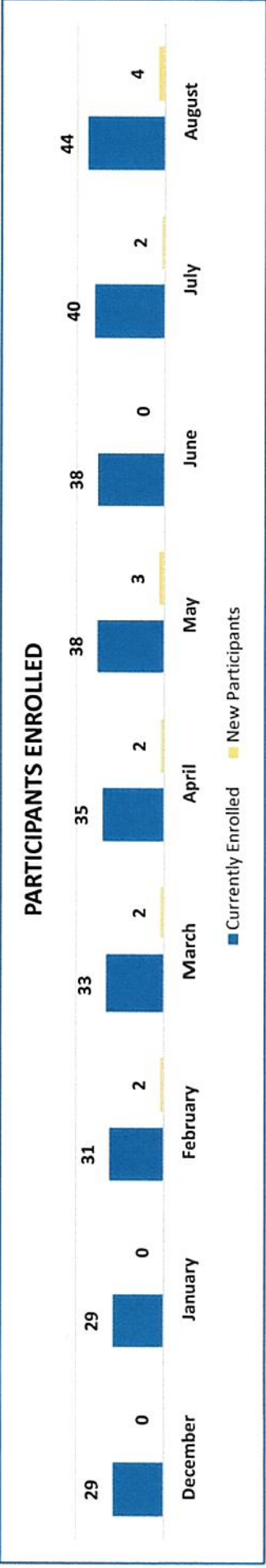
FAMILY SELF-SUFFICIENCY PROGRAM SUMMARY - August 2023

Month	December	January	February	March	April	May	June	July	August
Currently Enrolled	29	29	31	33	35	38	38	40	44
New Participants	0	0	2	2	2	3	0	2	4
Exited	2	1	0	0	0	0	1	0	0
Ported	0	0	0	0	1	0	0	0	0
Graduated	0	0	0	0	0	0	0	0	0
Participants Employed	19	21	18	19	23	18	21	17	23
Participants with Escrow	12	18	18	14	18	18	19	19	20
Currently Contributing to Escrow	11	14	15	13	13	13	13	11	12
Total Escrow Balance	\$ 56,881	\$ 60,510	\$ 64,945	\$ 69,946	\$ 74,049	\$ 78,144	\$ 82,376	\$ 79,126	\$ 82,264
Monthly Escrow Balance	\$ 3,629	\$ 4,435	\$ 5,001	\$ 4,103	\$ 4,095	\$ 4,232	\$ 4,232	\$ 3,138	\$ 3,138
Appts with Participants	9	13	13	20	25	15	18	16	15
Initial Appts	0	3	3	2	2	3	2	2	4
SSI Only	2	2	3	3	4	4	4	4	4
TANF	0	0	0	0	0	0	0	0	0
Credit Pulled/Reviewed	0	1	2	3	2	1	1	2	1
Interim Withdrawals	0	0	0	0	0	0	0	0	0
Money dispersed	0	0	0	0	0	0	0	0	0

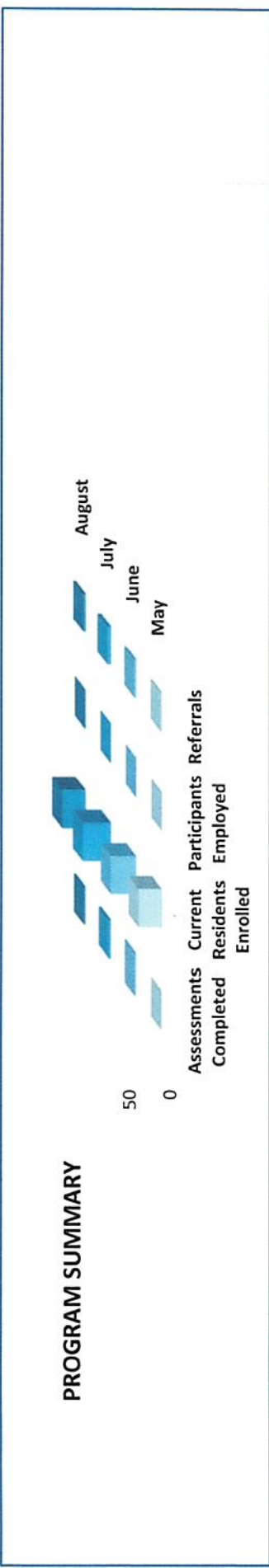
RESIDENT SERVICES PROGRAM SUMMARY - August 2023

Month	May	June	July	August
Current Residents Enrolled	29	32	35	29
Assessments Completed	1	2	3	2
Referrals	2	3	5	3
Participants Employed	1	1	1	1

FAMILY SELF-SUFFICIENCY AT A GLANCE - August 2023



RESIDENT SERVICES PROGRAM SUMMARY - August 2023



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

2023 BACK TO SCHOOL BASH

Resident Services hosted a back to school event in August and received \$1,500 in financial donations to purchase backpacks and school supplies.

Financial donations were received from Timothy Brownlee Law, Security Bank, Second Baptist Church, KCK Black Police Officers Association, Walmart, and NCKCKHA and its staff.

Approximately 170 students walked away with backpacks and school supplies.

School supplies were donated by Catholic Charities, TRIO-EOC, Rosedale Towers Resident Council, Cyrus K. Holiday Resident Council, and KCKHA Staff.

PC's for People provided desktop and laptop devices starting at \$30.

Family Conservancy provided a parenting workshop and gave away children's books.



Volunteers from a local barber shop provided hair cuts and two of our female residents volunteered their time to braid hair. All four volunteers worked non-stop for four hours to provide this service.

Volunteers from our Resident Councils helped serve food, fill backpacks, and handout the goodies. Chenaye Sutton's husband, Jason, grilled over 200 hotdogs and hamburgers for the families.

Food donations were received from Hy-Vee, Avenue of Life, and Rosedale Towers Resident Council to provide a meal.

Families were served hamburgers, hotdogs, chips, water, and homemade cookies (made by Rosedale Towers Resident Council President).

The event was a huge success! Children and parents walked away with smiles, new haircuts, cute braids, bellies full, and ready for school!



Section 8 Housing Choice Voucher Program Monthly Management Report

August 2023

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 Utilization	Funding	Vouchers YTD Utilization	Funding	Vouchers	ATTRITION RATE			
																					Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Average YTD Attrition
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%
August	\$929,911	\$929,911	\$ 251	\$ 796	\$ 907,312	\$ (22,599)	1,096	1,655	26,195	1,655	(559)	(559)	16	13	237	66.2%	108.1%	66.2%	108.1%		17	1.6%	18	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.

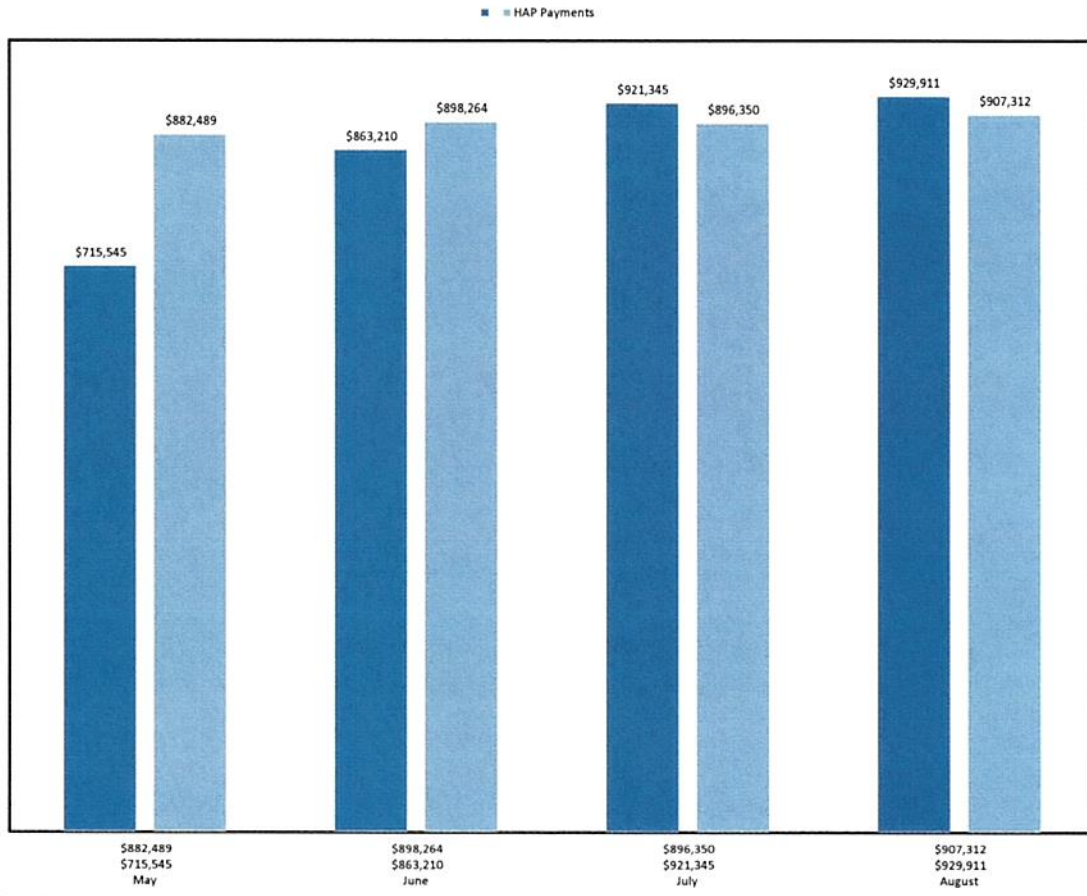
Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit. =237

Homeownership: Current number of homeownership vouchers =6

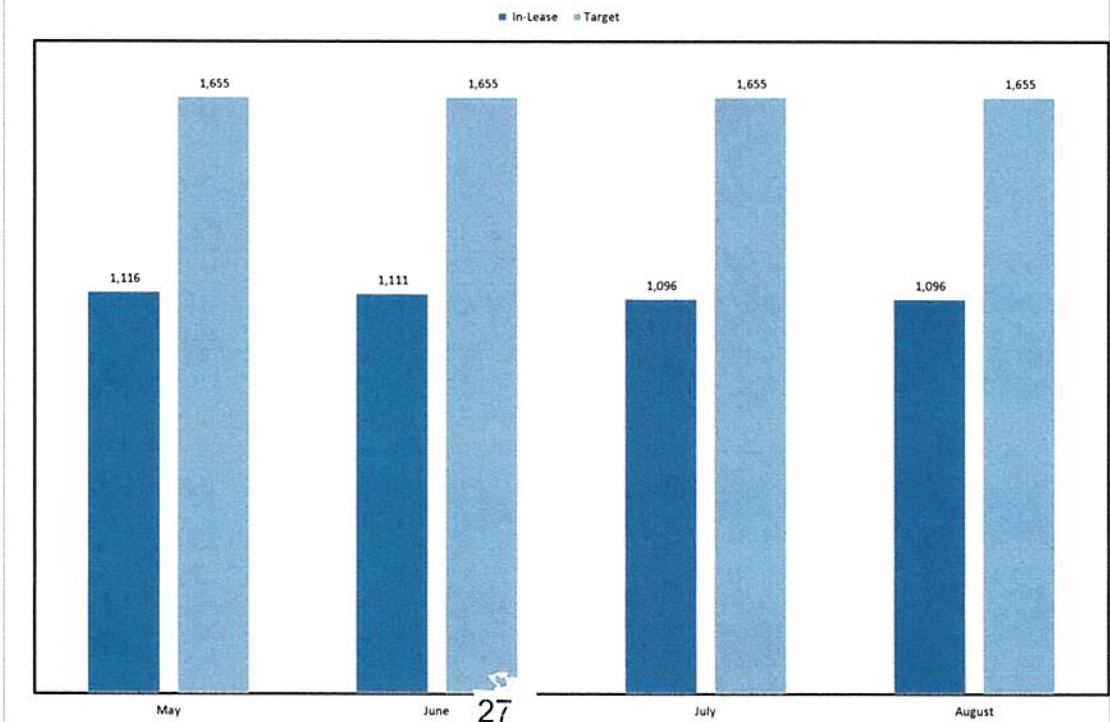
Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program. =44 enrolled

August 2023

Section 8 Monthly Housing Assistance Payments



Section 8 Vouchers In-Lease and Target Leasing Rate



RESOLUTION NO. 2023-29

**RECOGNIZING RACHEL JEFFERSON FOR HER VALUABLE SERVICE
TO THE HOUSING AUTHORITY OF THE CITY OF KANSAS CITY, KANSAS**

WHEREAS Rachel Jefferson was appointed by the Unified Government Board of Commissioners on June 29, 2017 to serve as a Commissioner for the Housing Authority of the City of Kansas City, Kansas; and

WHEREAS she served faithfully during his tenure on the Board; and

WHEREAS she resigned her appointment to the Board effective August 17, 2023; and

WHEREAS this Housing Authority Board would like to recognize Rachel Jefferson for her commitment, dedication, service, and good counsel.

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

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution No. 2023-29.

X

Matthew T. Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

RESOLUTION NO. 2023-30

COLLECTION LOSS WRITE-OFFS

WHEREAS the aged, vacated tenants' accounts balances have been reviewed and certain balances have been determined to be uncollectible; and

WHEREAS HUD requires that all write-offs be approved by The Board of Commissioners by resolution.

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that the total amount of \$82,070.21 be written off as a collection loss as summarized by project on the attached schedule.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution 2023-30.

X

Matthew T. Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

Kansas City, Kansas Housing Authority
Board of Commissioner's Meeting
September 21, 2023

New Business Consent Item: Collection Loss – Write-Offs

Resolution No. 2023-30

Background:

The Kansas City Kansas Housing Authority (KCKHA) Finance Department submits for Board approval collection loss write-offs twice a year, in March and September on uncollectible dwelling rent and other charges. Other charges include maintenance charges, retroactive rent charges (due to unreported income) and court fees assessed during the current fiscal year. The U.S. Department of Housing and Urban Development (HUD) allows for the write-off of uncollected tenant receivables only when the tenant has vacated the premises.

Current Issue:

Staff has reviewed and prepared the list of aged, vacated tenants' accounts balances that are eligible to be written-off. These balances have been determined to be uncollectible in accordance with HUD regulations and can be included as part of the write-offs which require Board of Commissioners approval by resolution.

Board Action:

Approve Resolution No. 2023-30, if appropriate.

KCKHA
Collection Loss write offs
As of September 2023

Row Labels	Sum of Net Balance
051	9,842.05
052	15,972.26
053	15,535.30
054	8,634.28
055	9,574.31
056	18,832.28
057	2,183.23
058	1,496.50
Grand Total	82,070.21

RESOLUTION NO. 2023-31

AUTHORIZE THE DISPOSAL OF HOUSING AUTHORITY PROPERTY CONSISTING OF FLEET VEHICLES

WHEREAS there is aging and obsolete fleet vehicles and equipment in the Housing Authority inventory; and

WHEREAS the Housing Authority's procedure for the disposal of personal property requires that it shall not be sold or exchanged for less than its fair value; and

WHEREAS disposition requires that personal property not be sold, destroyed, abandoned or donated without the prior approval of the Board; and

WHEREAS staff is recommending that the fleet vehicles and equipment be auctioned online to the highest bidder; and

WHEREAS staff is also recommending that Purple Wave Online Auction advertise, organize and conduct the bidding process.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that Purple Wave Online Auction dispose of Housing Authority property consisting of obsolete fleet vehicles and equipment through its online auction is hereby accepted.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Commissioners does hereby approve Resolution No. 2023-31.

X

Matthew T. Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

New Business Consent Item: Authorize the Disposal of Housing Authority Property consisting of Fleet Vehicles

Resolution No. 2023-31

Background:

From time to time the Housing Authority identifies equipment and/or fleet vehicles that are found to be aged and/or obsolete.

Current Issue:

The Board of Commissioners of the Housing Authority of Kansas City, Kansas in Accordance with the Housing Authority's procedures on the Auction of fleet vehicles and/or equipment hereby gives approval for the auctioning of 3 fleet vehicles.

Purple Wave Auction

2004 Work Horse 1 Ton Step Van (Truck 602)	Vin# 5T4HP41V243395067
2002 Work Horse 1 Ton Step Van (Truck 610)	Vin# 5T4HP41R323353104
2004 Work Horse 1 Ton Step Van (Truck 608)	Vin# 5T4HP41R243379129

Board Action:

Approve Resolution No. 2023-31, if appropriate.