

Resident Advisory Board Meeting
October 4, 2023
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**MINUTES OF THE MEETING
OF THE RESIDENT ADVISORY BOARD
THE HOUSING AUTHORITY OF KANSAS CITY, KANSAS**

Wednesday, October 4, 2023
12 Noon

Wyandotte Towers Community Room
915 Washington Blvd.

On the 4th day of October of 2023 at 12 noon the Resident Advisory Board of the Housing Authority of Kansas City, Kansas met in regular session. The meeting was called to order by Cherrie Escobar, and upon roll call, the following members of the body were present:

Wesly Barr
Joyce Warren
David Jackson
Brenda Jones
Lisa Rowell
Frances Sharon
Cindy Jordan

ABSENT

Timothy Sharp
Loretta Heath
Kenneth Heath
Holly Duff
Linda Sanchez
Michael Banks
Charles Wilson

ALSO PRESENT:

Elaine Stroud Director of Operations
Cherrie Sutton Director of Section 8
Jerry Glavin Director of Modernization
Sue Martin 504 Coordinator
Chenaye Sutton FSS Coordinator
Kendra Tyler Housing Management Coordinator

Cherrie Sutton called the meeting to order and roll call was taken

Cherrie Sutton made a motion to approve the minutes of September 06, 2023, with one change. Cindy Jordan was in attendance. Residents seconded the motion, and the following vote was recorded.

Motion carried.

By Laws

- None
- Will keep on the agenda.

Housing Choice Voucher Program

Cherrie Sutton Director of Section 8

- Provided Handout of the Fair Market Rents for the Housing Choice Voucher Program
- Will be implemented January 2024
- Review of Form explaining that these are the rents that HUD gives Housing Authority
- Housing Authority has the discretion to leave it at that rate or decrease it to 90% or increase it up to a 110%
- The Fair Market Rents do include utilities with the rents.
- HA decided for 2024 to take HUD's recommended numbers and increase to a 110%
- Increasing to a 110% allows voucher holders to shop for units that are more comparable to the market than what we have now currently.
- Market Rent have drastically increased, so the rates provided by HUD Housing Authority decided to increase those to the 110% as recommended.
- These Fair Markets Rent will stay increased throughout the remainder of 2024 for the Housing Choice Voucher Program

Questions of Residents about Fair Market Rents

No Questions

Public Housing Proposed Revisions to Lease

Elaine Stroud Director of Operations

- Provided RAB Members Copy of Lease with Highlighted Changes
- Review of Changes to Lease that HUD says we have to do, and some things Housing Authority has a choice on
- Would like resident to review lease provided because we want your comments next month.
- The changes must be put out for 45 days for public comment.
- If not highlighted HA did not change it, next month you may receive another revised copy of lease with different highlight if additional changes are made
- One change that was not highlighted was the citations of the CFRs which is in the draft provided for transparency to allow resident to see what HUD says about that.

Review of Lease Changes (See Attachment)

III. Other Changes

- (for work not listed on the Schedule of Maintenance Charges) (Pg.1) **Bolded** notice of cost of repairs beyond normal wear and tear (Pg.1)
- Excess Utility Charges – (Pg. 2)
- Payment Location – Added ACH (Automated Clearing House) draft from bank account and On-line Payment Zego located on website kckha.org (Pg.3)
- Heating with oven and stove top and not to tamper with thermostat governance (Pg. 4)
- Reporting timeframes change to 10 days from 30-Days (Pg. 6)

IX. Tenant Obligations

- Property Loss Reimbursement: (Pg. 9)
- Not to consume any alcohol beverage or use of glass containers on common areas on Housing Authority Property and specification on what the common areas are. (Pg. 10)
- Cause of Fire as the direct result of negligence on the part of the tenant will be charged to the resident the actual cost of the repair/replacement less amount paid by insurance (Pg. 11)
- CO2 Monitors and Smoke Detectors no tampering and if batteries are need, resident needs to report (Pg.11)
- Added language from ACOP No sheds or other outdoor storage containers are permitted. Yards assigned to Tenant must be clear of debris, pet waste, toys, etc. (Pg.11)
- To abide by the Housing Authority's Pet Policy (Pg.11)
- If unit abandoned, after 30-Day period unit will revert into Housing Authority possession. (Pg. 12)
- Flammable materials outside where smoking is permissible. Smoking is not allowed in any units or buildings. (Pg.12)

- Tenant, household, and guest will follow Housing Authority Ban Policy in Admissions and Continued Occupancy Policy. If a resident is observed associating with a banned person on the housing development, he or she will be cited for a lease violation. (Pg.12)
- To assist in the extermination of insects, vermin, and bedbugs (Pg.13)
- Tenants are not to block egresses inside dwelling units and buildings (windows, doors, emergency exits, etc.) (Pg.13)
- Tenants are not to receive assistance for occupancy of any other unit assisted under Federal housing assistance program during the term of the lease. (Pg. 13)
- All pets will be properly crated or removed for inspections. (Pg.14)
- All pets will be properly crated or removed for maintenance repairs to unit. (Pg. 14)

XIII. Notice of Procedures

- Tenant will sign permission to dispose at the time of key return. (Pg.15)
- Tenant Responsibility: email, (if proper e-mail address used) ... Housing Authority may use mass text or phone call to notify residents. Mass notifications in rent statement may be used. Tenant may request 504 Accommodations. (Pg. 15)

XIV. Termination of Lease

The Housing Authority shall give written notice of the termination of the Lease of:

- 30 days in the case of failure to pay rent.
- A reasonable time, but not to exceed days, considering the seriousness of the situation, when the health or safety of other residents, PHA employees, or persons residing in the immediate vicinity of the premise is threatened.
- Three (3) days in the case of creation or maintenance of a threat to the health, safety and security of other residents, guests, Housing Authority employees, or persons residing in the immediate vicinity of the premises. (Pg.17)

TENANT'S CERTIFICATION

Housekeeping Standards: Inside Apartment (Pg.23 & 24)

- Next Meeting will be November 1, 2023 same place and time
- Revisit on thoughts and comments on proposed Lease Changes
- Johnella the new resident selector and Elaine will be presenting 4 Chapters of the ACOP on eligibility and resident assignment as applicants.
- Information tentatively to be posted to website www.kckha.org RAB Agenda by October 20th, 2023
- When the proposed lease changes are adopted every resident will sign the new lease or lease rider.

Questions of Residents about Proposed Lease Revision

Property Loss Reimbursement

Q. Joyce Warren: Is renter insurance going to be required?

A. Elaine Stroud: No, we cannot require residents to get renter insurance.

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Capital Fund 5-Year Plan

Jerry Glavin Director of Modernization

- Handout Provided to residents of Annual Statement/Performance and Evaluation Report
- The forecast of the next 5 years where money is going to go to spread throughout the agency. We have 26 sites.
- Will go out for 45-day comment.
- Jerry Glavin provided his contact number of 913-279-3499
- Sue Martin added the previous 4 years have been approved and now this the future plans. (5 years out 2028)

Questions of Residents about 5-year plan

Q. Cindy Jordan: At Glanville the crosswalk between the parking lot and building the paint is faded that you can't see it.

A. Jerry Glavin: We can take care of that.

Comment for Clarification from last meeting

Cherrie Sutton Director of Section 8

In the last meeting it was mentioned that if you had things you need to discuss you could take that back to your resident counsels. That was not correct. You are the board member for the resident advisory board, so you are to take information to your resident counsels. They have information that they like to share with you, you are their representative on this board.

With no further business, Cherrie Sutton called for the meeting to be adjourned.

(Signature)

(Signature)

