Kansas City Kansas Housing Authority
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Special Board Meeting
Agenda

Wednesday, February 18, 2026
12:05 pm

Dr. Thomas R. Burke
Technical Education Center
6565 State Avenue
Kansas City, KC 66102

I. Roll Call

II. Approval of the Minutes
Board Meeting, January 21, 2026
(Pages 1-10)

III. Executive Director's Report
(Pages 11-42)

IV. Committee Reports

V. New Business Consent Items:

Resolution No. 2026-02 — Approving new Job Description (Pages 43-44)

VI. Executive Session

VII. Adjournment

ACRONYMS

58	HUD-50058 Form and HUD-50058M Form
ACC	Annual Contributions Contract
AMI	Area Median Income
AR	Annual Recertification
BR	Biennial Recertification
CDGB	Community Development Block Grant
CFP	Capital Fund Program
CFR	Code of Federal Regulations
CLO	Community Living Opportunities
C of C	Continuum of Care (McKinney-Vinto Act, funds HOPE House)
CSS	Community Support Services (Bert Nash Program)
DCF	Department of Children and Families (formerly SRS)
EIV	Enterprise Income Verification
ESG	Emergency Services Grant
FASS	Financial Assessment Subsystem of PHAS
FMR	Fair Market Rent
FR	Federal Register
FSS	Family Self Sufficiency program
HA	Housing Authority
HAP	Housing Assistance Payment
HCV	Housing Choice Voucher (Section 8)
HOME	Home Investments Partnerships Program (City grant funding Transitional Housing)
HQS	Housing Quality Standards
HUD	Department of Housing and Urban Development
IB	Income Based
IHA	Indian Housing Agency
INS	U.S. Immigration and Naturalization Service
IR	Interim Recertification
LIHTC	Low-Income Housing Tax Credits

MTW	Moving to Work
MASS	Management Operations Indicator of PHAS
NAHA	National Affordable Housing Act (Cranston-Gonzalez)
NOFA	Notice of Funding Availability
OMB	U.S. Office of Management and Budget
PASS	Physical Assessment Subsystem
PBV	Project-Based Voucher
PH	Public Housing
PHA	Public Housing Agency
PHAS	Public Housing Assessment System (under REAC)
PIC	PIH Information Center
PIH	Public and Indian Housing
PILOT	Payment in Lieu of Taxes
QHWRA	Quality Housing and Work Responsibility Act of 1998
RAB	Resident Advisor Board
RAC	Resident Advisory Council
RAD	Rental Assistance Demonstration
REAC	Real Estate Assessment Center
RFTA	Request for Tenancy Approval form
RSO	Resident Services Office
S8	Section 8 of the 1937 Housing Act
SEMAP	Section 8 Management Assessment Program
SHP	Supported Housing Program
TTP	Total Tenant Payment
VASH	Veterans Affairs Supportive Housing
VMS	Voucher Management System

Minutes of the REGULAR Meeting
OF THE BOARD OF COMMISSIONERS OF
The Kansas City Kansas Housing Authority

January 15, 2026 12:30 pm	Board Room 1124 North 9th Street| Kansas City, KS 66101

On the 15th day of January 2026, the Board of Commissioners of the Kansas City Kansas Housing Authority 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
J.D. Rios, Vice-Chairman
Jacques Barber, Commissioner
Dr. Nozella Brown, Commissioner
James Connelly, Commissioner
Holly Duff, Commissioner
Raul Escarcega, Commissioner
Karen Schibi, Commissioner
Linda Warner, Commissioner

ABSENT:
P. Anne McDonald, Commissioner
Dr. Chiquita Miller, Commissioner

ALSO, PRESENT:
Andrea Tapia, Executive Director/CEO
Worku Alem, Director of Finance
Anwar Crockett, Housing Operations Manager
Dana Clark, Assistant Director of Housing Choice Voucher
Beatrice Harris-Davies, LIHTC Compliance Specialist
Anita Dominguez, Resident Service Coordinator
Jen Garrison, Information Technology Administrator
Jerry Glavin, Director of Facilities/Development and Revitalization
Glenda Jefferson, Resident Service Coordinator
Steve Koehler, Maintenance Aide
Alexander Kump, Director of Public Safety
Sterling McCullough, IT User Support
Susan Martin, Director of Contract Administration Modernization
Cherrie Escobar Sutton, Director of Housing Choice Voucher
Cheyane Sutton, Family Self-Sufficiency Coordinator
Alejandra Tarango, LIHTC Compliance Specialist
Kendra Tyler, Housing Operations Manager
Dannita Youngblood, Senior Administrative Specialist

SPECIAL GUEST: *Derek Covington*
Billy Gilreath
Alexander Kump, Commissioner – 2 at Large

12:35pm | Call to Order

Chairman Watkins extended a welcome to Alexander Kump, Commissioner – 2 at Large.

Chairman Watkins called for approval of the **November 20, 2025, Board Minutes.**
Vice-Chairman Rios made a motion for approval of the minutes. Commissioner Barber second the motion. The following votes were recorded:

AYES: Barber, Brown, Connelly, Duff, Escarcega, Rios, Schibi, Warner and Watkins
NAYS:
ABSENT: McDonald and Miller
ABSTAIN:

***** Motion Carried *****

Andrea Tapia, Executive Director/CEO Report

Mrs. Tapia, Executive Director/CEO, provided the Board with a copy of the Public Housing Assessment System (PHAS) report and advised that she would review it in greater detail during the KCKHA Annual Board Retreat. She noted that PHAS Inspection Reports reflect conditions from the prior year and that the report represented the 2024 inspection.

Mrs. Tapia explained that during this period, the Agency was still recovering from the shutdown of COVID-19, which resulted in low occupancy levels, staffing shortages, and insufficient capital funds to address all needed repairs emphasizing that the years 2022 through 2024 were a hard time for the Agency.

In 2024, the Agency scored 64 out of 100. In 2025, she stated that the Agency ensured inspection of all units, track all work orders and do everything needed to stay on top of deficiencies while implementing a new process to increase occupancy. She further stated that while the system is not perfect, the Agency is really trying hard to increase occupancy, repair units, and ensure that work orders are addressed in a timely manner. Additionally, she noted that the Agency is developing creative approaches to address ongoing issues such as infestations and unit damage, recognizing that funding for these needs is limited.

Mrs. Tapia asked the Board to review the 2024 NSPIRE Inspection Report - Common Maintenance Deficiencies handout. She noted that several issues contributed to inspection failures, including draining issues with sinks and tubs, roach and mice infestation, missing and/or nonfunctional smoke alarms and carbon monoxide detectors and the presence of mold-type substances.

Mrs. Tapia further explained that Residents sometimes remove carbon monoxide detectors; however, in doing so results in a lease violation. She explained that mold must be properly identified by a professional and that testing has been conducted to provide an official report.

In the inspection report, Mrs. Tapia stated that the mold-type substances identified in bathrooms were due to ventilation issues. She stated that in some instances, Residents do not like to turn on the exhaust fans while showering, or the fans may be dirty and not functioning properly.

Additionally, she noted that the units that lack fans but have bathroom windows for ventilation are not always open.

Mrs. Tapia explained that when addressing roach infestations, particularly in rows of units or high-rise towers, roaches do not stay in one place, they travel. So stated that when units are treated but carcasses aren't properly disposed of, then the Resident will always have them. In some instances, Staff have had to use a dry vacuum to remove roaches directly from units to prevent the infestation from continuing. Because roaches do not stay in one place, Staff is treating everything within that proximity on a continuous basis based on the severity of the infestation.

She further stated that Residents are asked to dispose of items that may contribute to infestations. This includes addressing clutter, hoarding, boxes and papers. Additionally, she noted that soil in household plants can harbor roaches and will need to be properly disposed of.

Mrs. Tapia further noted that the treatment process is similar for bed bugs. She explained that bed bugs are particularly difficult to treat, especially in high-rise towers. She stated that because Residents like to talk to their friends in common areas such as the lobby, and the use of elevators, and shared laundry facilities many times increases the spread of infestation.

Mrs. Tapia stated that in 2024, a total of 113 housing units were touched based on the REAC Sampling. She explained that the sampling and report breakdowns are by property, identifying the number of units selected for inspection along with a list of addresses, inspection outcomes and pictures of any deficiencies.

She further reported that in 2024, Westgate Towers received a high score of 87, Douglas Heights High Rise received a score of 86, and, that a Scattered Site scored 78.

Mrs. Tapia stated that in 2025, Wyandotte Towers was one of the properties that reflected a high number of deficiencies in 2024 received a passing score of 91. She noted that the improvement was the result of the Agency implementing corrective measures, the support of the Housing and Urban Development HUD), along with the hard work of Staff to stay on top of work orders and promptly address issues, despite Staffing limitations.

Mrs. Tapia explained that, while infestations of roaches and bed bugs are challenges, Staff also encounter other unsanitary conditions on a daily basis, including feces and blood.

Mrs. Tapia reported that in 2025, Bonner Springs received a passing score of 70 and Family North received a passing score of 88. She noted that only one property failed in 2025 and reiterated that the Agency is working hard toward improvement informing that progress will take some time.

Mrs. Tapia further explained that while 113 units were inspected through the sampling process, the Agency is responsible for 1,843 Units.

Mrs. Tapia invited Mr. Steve Koehler, Maintenance Aide, to provide insight into what it is like to enter units and to describe the process of treating bed bug infestation from a maintenance perspective.

Mr. Koehler provided a detailed overview of the day-to-day process involved in treating both bed bugs and roach infestation. He explained the steps taken to inspect affected units, treatment protocols and monitoring follow-up visits. He also emphasized the importance of Resident cooperation in maintaining conditions that would help the success of treatment.

Commissioner Connelly inquired whether Residents are provided a checklist of requirements prior to bed bug treatment, whether Management verifies that those requirements have been met prior to treatment and how often are units treated for nonwork orders or if they are only routine treatments.

Mrs. Tapia and Mr. Koehler responded that Residents are provided with a checklist prior to treatment. Mr. Koehler further provided detailed responses to the additional questions.

Commissioner Connelly requested a copy of the bed bug preparation checklist that is provided to Residents for his review. He expressed the need to assist Residents in the process and supporting efforts to address bed bug infestations.

Jerry Glavin, Director of Facilities/Development and Revitalization stated when treating roach infestations quarterly sprays are conducted. He explained that the work orders have a mechanism that identifies poor, good and fair reports. When report comes in and it is identified as poor, it goes to management, and a copy is provided to Mrs. Tapia.

Additionally, Mrs. Tapia provided the Board with a copy of the inspection checklist utilized by Property Managers, noting that it is a standardized HUD form that is used not only in annual inspections but when housekeeping inspections are conducted. She further explained that a module is kept indicating pass or fail and that a report is run providing detailed information for the unit.

Mrs. Tapia stated that there is a need to further educate Residents on proper housekeeping practices. She emphasized the importance of providing Residents with cleaning tips, guidance and housekeeping education to help maintain safe and sanitary living conditions.

She further noted that the Agency's website features an educational video presented by Commissioner Dr. Miller, which discusses different types of cleaning products and their appropriate use, serving as an resource for Residents.

Commissioner Dr. Brown commended the Agency for its efforts to reduce the use of harsh chemicals and incorporating safer alternatives and the use of hot water. She noted that there is a tradeoff between health and the Residents including those with disabilities and children acknowledging that the Agency's approach reflects a safer and more health-conscious way.

Mrs. Tapia ask if Commissioner Dr. Brown has natural cleaning products that she would be willing to share, she would welcome the opportunity for her to bring them in and present them to the Residents and Board.

A video presentation was shown to the Board presented by Commissioner Dr. Miller.

Housing Choice Voucher Program

Mrs. Tapia reported that the Agency finished the month of December having depleted all of $14,127,439 with the exception of $2,321. She noted that the Agency's average Housing Assistance Payments (HAP) are over one million per month.

She further informed the Board that nine individuals exited the program in November, and eleven individuals exited in December.

Commissioner Barber inquired whether the Agency's efforts to identify and engage Landlords with properties had improved.

Mrs. Tapia responded that the process is ongoing. She stated there are Landlords that are referring other Landlords by word of mouth. She also stated that the previously implemented $25,000 Landlord Incentive Program was beneficial, she shared that during the COVID-19 shut down period, it convinced Landlords to work with the Housing Authority, as they continued to receive monies for rent.

Cherrie Sutton, Director of Housing Choice Voucher Program (HCV), stated that the department plans to revamp its outreach efforts in 2026. She acknowledged that there are still challenges for program participants as well as Landlords.

Mrs. Sutton reported that Staff are diligently negotiating contract rent increases; however, with the payment standard dropping drastically it is not helping. She explained that what Participants once were able to afford at certain complexes, they can no longer afford. Additionally, newly issued voucher holders seeking to lease in particular complexes or areas cannot afford it because payment standards have dropped.

Despite the challenges, Mrs. Sutton emphasized that the HCV Department will remain diligent in 2026.

Chairman Watkins stated that as new apartment developments and housing opportunities arise, he will continue to engage property owners and developers to collaborate with the Agency in incorporating subsidized units into their projects. He noted that the Agency is willing to work with any developer that is interested in partnering.

Chairman Watkins further explained that expanding the pool of Low-Income Housing Tax Credit (LIHTC) projects will increase the pool and start addressing some of the burdens and needs. However, he stated that the state currently has cutoff 4% tax credits.

Commissioner Connelly commented that typically there should be a certain amount of low-income housing units available and inquired whether the Agency should consider lobbying the City Council for assistance of Community Development Block Grant (CDBG) funds.

Chairman Watkins responded that such action would require an ordinance that must be passed and that Wyandotte County has the authority do so. He noted that it would require support from the Mayor and Commissioners inclined to be on board but stated that those would be positive opportunities.

Low Income Housing Tax Credit
Beatrice Harries-Davis and Alejandra Tarrango, Compliance Specialists provided the Board with a detailed update regarding the ongoing RAD conversions. They reviewed current progress, compliance requirements, timelines and residential meetings.

Modernization and Development
Susan Martin, Director of Contract Administration Modernization, provided the Board with a detailed report regarding the progression of improvements at Rosedale Towers. She stated that work on the parking lot at Rosedale Towers is ongoing as Board of Public Utilities (BPU) recently lowered the utility boxes, which had been pending for approximately one year.

Chairman Watkins stated that discussion between BPU and the Agency have been ongoing. Mrs. Martin stated that there has been negotiating, including pricing negotiations, before BPU agreed to proceed with lowering the utility boxes.

Vice-Chairman Rios stated that the Board often work behind the scenes in ways that are not always visible to the public. He shared that conversations are often had with the goal of moving initiative in a positive direction for the Agency.

Mrs. Martin provided a detailed update to the Board regarding the progression of improvements at Bonner Springs and Grandview Park Manor.

Human Resources
Mrs. Tapia reported that a number of interviews scheduled for the following positions: *6-Access Guards; 1-Resident Specialist; 1-Maintenance Mechanic; 2-Assistant Property Managers and 1-Property Manager.* She informed that the 1-FT Access Guard position was filled in the month of November.

For the month of December, Mrs. Tapia informed that the following positions are being recruited: *2-Assistant Property Managers; 2-Property Managers; 1-Maintenanice Aide; and 1-Payroll/Accounts Payable Specialist (noting that the Agency lost Maranda); and 1-HCV Program Specialist.*

Vice-Chairman Rios referenced a previous discussion and inquired about how the Agency is managing follow-up asked from a previous conversation, regarding how the Agency is handling management follow-up.

Mrs. Tapia responded that the Agency's operations are continuous and they do not stop. She explained that, despite staffing challenges, the day-to-day responsibilities such as annual recertifications and lease-ups must still be completed. As a result, the workload increases for others to ensure that the Agency's business continues to operate as normal.

Mrs. Tapia shared that when she started with the Agency, she contacted Mental Health America to request that a representative meet with Staff to provide training and guidance on mental health awareness and self-care techniques. She noted that the training was implemented as a mandatory requirement for all Staff.

Finance
Worku Alem, Finance Director, provided the Board with a detailed financial report, outlining the Agency's budgetary status.

Chairman Warner commended the Finance Department on its reporting, noting that it was thorough and easy to understand.

Family Self-Sufficiency
Chenaye Sutton, Coordinator, reported that $30,749.24 in escrow funds was disbursed for the month of December. She noted that there were three program graduates. She informed that the graduates will be present at an upcoming Board meeting.

Public Safety
Alexander Kump, Director of Public Safety informed the Board that Residents at Glanville Towers invited Public Safety Staff to join them for Thanksgiving dinner. He further reported that in December, the annual toy drive was held at Wyandotte Towers Community Room for all KCKHA Residents and their children. The event was well attended and a success.

He stated the Staff have been busy and that the report will reflect higher numbers as they have been issuing tow stickers, there have been an increase in trespassing and unauthorized guests.

He further provided a detailed report regarding an incident at Chalet Manor, highlighting the successful efforts of Public Safety Officers. He reported that Officers were instrumental in the apprehension of four juveniles and the recovery of three stolen vehicles and firearms. He noted that the continued collaboration with the Kansas City Kansas Police Department (KCKPD) is really working well.

Resident Opportunity Self-Sufficiency
Glenda Jefferson and Anita Dominguez, Coordinators informed the Board of the success of the Annual Toy Drive. They expressed their appreciation to the Commissioners, Staff and Volunteers for their support in making the event a success.

They extended a special thank you to Commissioner Duff for decorating the Community Room with a "Winter in Wonderland" theme, noting that the event served 45 families and over 100 children. They also expressed a special thank you to Mrs. Tapia for reaching out to Nordstrom, which donated beautiful cloth bags for the event.

Mrs. Tapia informed the Board that remaining donated bags were provided for Mt. Carmel Toy Drive the following day.

Information Technology
Jen Garrison, Administrator, informed the Board that Staff did an excellent job of completing required security trainings in a timely manner, noting an increase in compliance from previous years.

She further reported that there has been an increase in reporting phishing emails which has been great and moving forward in cybersecurity awareness.

*** Concludes the ED Report ***

Public Comments:
Chairman Watkins acknowledged *Mr. Derek Convington* under Public Comments and granted him a minute to address the Board.

Following statements and allegations raised by Mr. Convington, and in response to Commissioner Connelly's request to ask related questions. Chairman Watkins stated that the appropriate forum for such discussion would be an Executive Session. He indicated that the matter would be addressed following the adjournment of the Regular Board meeting.

Committee Reports

Bylaws | Commissioner Barber
No Report.

Finance | Vice-Chairman Rios
Vice-Chairman Rios reported that the meeting is scheduled for Tuesday, January 20th and a report will be provided in the at the February meeting.

Public Information | Commissioner Escarcega
Commissioner Escarcega reported that the Committee met on December 3rd and provided the Board with a detailed summary of the discussion topics addressed during the meeting.

Personnel Committee | Commissioner McDonald
No Report.

Development and Improvement | Commissioner Warner
Commissioner Warner informed the Board that there was not a meeting in January but met in December providing the Board informing that the Committee met with the LIHTC Development Partners and the reviewed the progress regarding Chalet Manor and Glanville Towers. She further stated that closings will take place in March for Chalet Manor and June or July for Glanville Towers.

Resident Participation
No Report.

New Business Consent Items

Resolution No. 2026-01 | *KCKHA 2026 Annual Plan*

Mrs. Tapia provided a detailed report to the Board for the need of the Annual Plan that.

Vice-Chairman Rios made a motion to approve; a second was received by Commissioner Barber and the following votes were recorded:

AYES:	Barber, Brown, Connelly, Duff, Escarcega, Rios, Schibi, Warner and Watkins
NAYS:	None
ABSENT:	McDonald and Miller
ABSTAIN:	None

*** Motion Carried ***

2:10p.m. | Meeting adjourned

Chairman Watkins announced Executive Session to discuss matters related to property, as requested by Commissioner Connelly.

Commissioner Connelly made a motion to enter Executive Session for five (5) minutes beginning at 2:12 p.m. and concluding at 2:17 p.m.; a second was received by Vice-Chairman Rios and the following votes were recorded:

AYES:	Barber, Brown, Connelly, Duff, Escarcega, Rios, Schibi, Warner and Watkins
NAYS:	None
ABSENT:	McDonald and Miller
ABSTAIN:	None

*** Motion Carried ***

Board entered a second Executive Session for five (5) minutes beginning at 2:19 p.m. and concluding at 2:24 p.m.

X

Matthew T. Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

HUMAN RESOURCES JANUARY BOARD REPORT

Recruitment: For recruitment there were **9** interviews scheduled and **1** job offers accepted.

Number of interviews scheduled for each positions:

- 1-HCV Program Specialist
- 2-Accounts Payable/Payroll Coordinator
- 3- General Laborer
- 3-Assistant Property Manager

The following positions were filled in January:

1- HCV Program Specialist
1- Payroll/Accounts Payable Coordinator

As of February 4, we are recruiting for the following positions:

- 3-Assistant Property Manager
- 3-Property Manager
- 1-Maintenance Aide
- 1-Administrative Assistant- Resident Selection
- 1-Resident Selection Specialist
- 3-General Laborers- (Scheduling hiring event for Maintenance open positions)
- 1-Maintenance Aide
- 1-Maintenance Mechanic

Total number of resumes that was forwarded to Managers for their open positions in January:

- Assistant Property Manager-6 resumes
- Account Payable/Payroll Coordinator-2 resumes
- Property Managers-6 resumes
- Maintenance Mechanic- 7 resumes
- HCV Program Specialist- 2 resumes
- General Laborer- 13 resumes
- Resident Selection Specialist-3 resumes
- HCV Housing Inspector-1 resume

There was **1 termination in January.** The overall **turnover rate for January was 0.80%.**

HUMAN RESOURCES JANUARY BOARD REPORT

Human Resources: Human Resources continues to serve as a partner by providing ongoing guidance to staff and management on employee relations matters, including agency policies, performance management, and workplace concerns. In addition, HR works closely with the Finance Department to support accurate and timely payroll processing, benefits administration, and timesheet management, ensuring compliance, consistency, and efficiency across the agency.

Safety: There were zero reportable incidents in January.

Kansas City Kansas Housing Authority
January 2025 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	HUD APPROVED SPECIAL USE UNITS	UNITS IN MOD	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-2 D(1) ST. MARGARETS PARK	100	90	9	1		91%	91%
K1-3 D(1) CYRUS K. HOLIDAY	60	53	6	1	-	90%	88%
K1-4*M(1) D(8) WYANDOTTE TOWERS	302	240	60	2	-	80%	79%
K1-5*M(2) D(1) BELROSE MANOR	90	82	7	1		92%	91%
K1-6 Elderly DOUGLAS HEIGHTS	101	91	10		-	90%	91%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	87	11	1		89%	87%
K1-7 D(1) SCATTERED SITES	24	22	2	-		92%	92%
K1-9 D(1) SCATTERED SITES	30	15	9		6	70%	73%
K1-10 *M(2) SCATTERED SITES	42	37	3		2	93%	88%
K1-11 M(1) D(1) GRANDVIEW PARK	40	27	12	1		70%	73%
K1-12 D(2) CHALET MANOR	66	24	40	2		39%	39%
K1-13 WELBORN VILLA	80	72	8	-		90%	90%
K1-14 BETHANY PARK TOWERS	153	124	29	-		81%	82%
K1-15 *M(6) SCATTERED SITES	20	19	1	-	-	95%	95%
K1-17*M(1) GLANVILLE TOWERS	108	89	19		-	82%	82%
K1-18 ROSEDALE TOWERS	122	85	4	-	33	97%	91%
K1-20 D(1) WESTGATE TOWERS	163	146	16	1		90%	90%
K1-21 D(1) SCATTERED SITES	8	8	-			100%	100%
K1-22 WESTGATE VILLA	20	19	-		1	100%	100%
K1-23 D(1) SCATTERED SITES	38	34	4			89%	92%
K1-24 M(18) PLAZA TOWERS	115	109	6			95%	94%
K1-25 D(1) SCATTERED SITES	12	12	-			100%	100%
AMP 58 Bonner Springs (absorbed 7/1/21)	50	39	11	-		78%	80%
Total Units Available for Occupancy	1,843	1,524	267	10	42	86%	85%

(*) Modernization units

Kansas City Kansas Housing Authority
January 2025 Occupancy Report (by AMP)

AMP	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	HUD APPROVED SPECIAL USE UNITS	UNITS IN MOD	% OCCUPIED CURRENT
#52 (St. Margarets, Belrose,Grandview Park)	230	199	28	3		88%
#53 (Cyrus, Douglas (f), Chalet)	225	164	57	4	-	75%
#54 (Scatterd Sites 07,09,10,15,21,23,25)	174	147	19	-	8	89%
#55 (Wyandotte Towers)	302	240	60	2	-	80%
#56 (Bethany,Douglas (E) ,Glanville,Rosedale)	484	389	62	-	33	87%
#57 (Welborn Villa, WestgateTowers, Westgate Villa, Plaza Towers)	378	346	30	1	1	92%
#58 (Bonner Springs)	50	39	11	-	-	78%
Total Units	1,843	1,524	267	10	42	85.51%

Special Use Units *

*St. Margaret - Resident Council

*St. Margaret - Sabrina Family Conservacy

* Wyandotte Towers - Wyndt Mental Health

* Youth Build - Bellrose

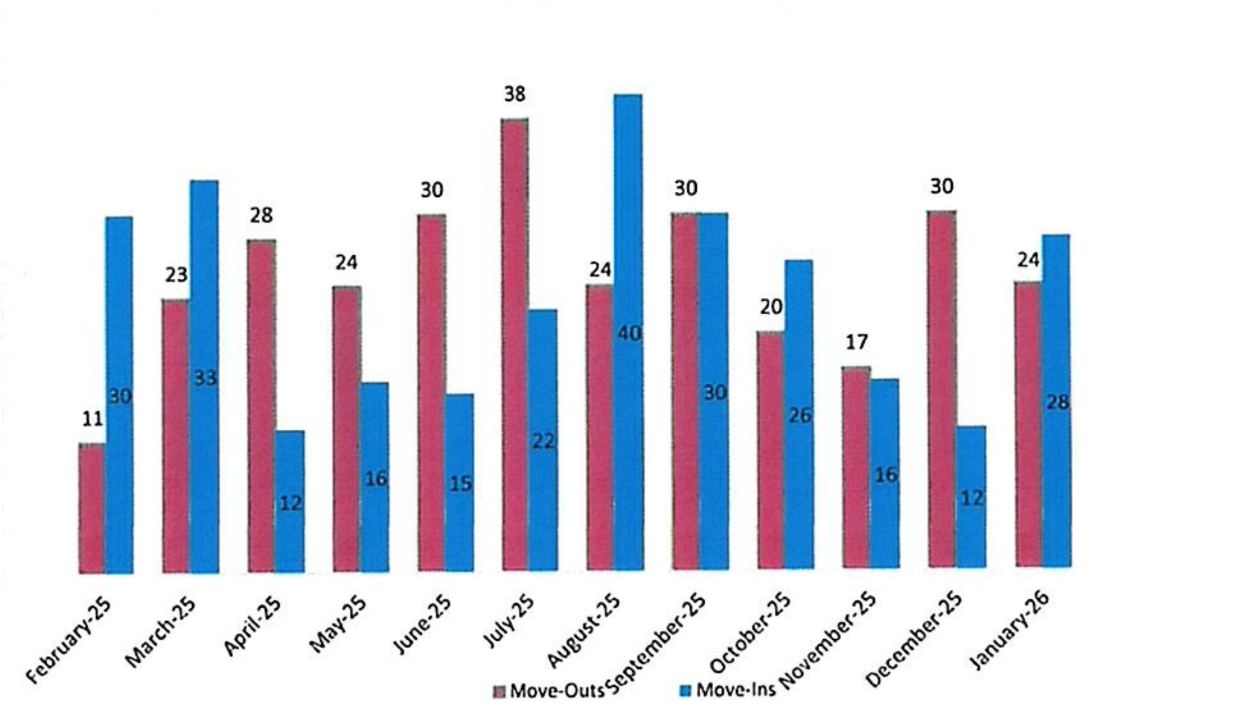
* Family Self Sufficiency

*Glanville Towers

*Chalet Manor

Monthly Move-outs and Move-ins

Kansas City Kansas Housing Authority
The Last 12 Months



January program data for the Housing Choice Voucher Program

The Housing Choice Voucher program is currently working with 218 participating landlords. The HCV Waitlist reflects 206 households. January Housing Assistance Payments totaled $1,183,274.00. A total of 1,089 vouchers leased, including 37 VASH households for the month. There are presently 34 applicants actively shopping with vouchers and 6 new admissions were processed in January. Port-out billing includes 25 households, and there are 5 families with Zero HAP status. Additionally, 233 Project Based Voucher units are currently leased. On January 13, 2026, the HCV department hosted a Tenant Briefing issuing 13 families with a voucher.

Section 8 Housing Choice Voucher Program Monthly Management Report

January 2026

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
	$14,127,439															Utilization		YTD Utilization					
Nov	2,354,573	1,177,287	291	1,055	1,190,314	13,027	1,098	1,810	1,098	1,810	(712)	(712)	8	6	23	60.7%	141.9%	60.7%	141.9%	9	0.8%	16	1.5%
Dec	1,177,287	1,177,287	286	1,067	1,174,966	(2,321)	1,085	1,810	1,085	1,810	(725)	(725)	4	12	23	59.9%	140.0%	59.9%	140.0%	11	1.0%	16	1.5%
January	$1,162,419	1,162,419	288	1,065	1,183,274	20,855	1,089	1,810	1,089	1,810	(721)	(721)	6	16	34	60.2%	141.0%	60.2%	141.0%	13	1.2%	13	1.2%

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 allocated = 1810

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. **January: 6***

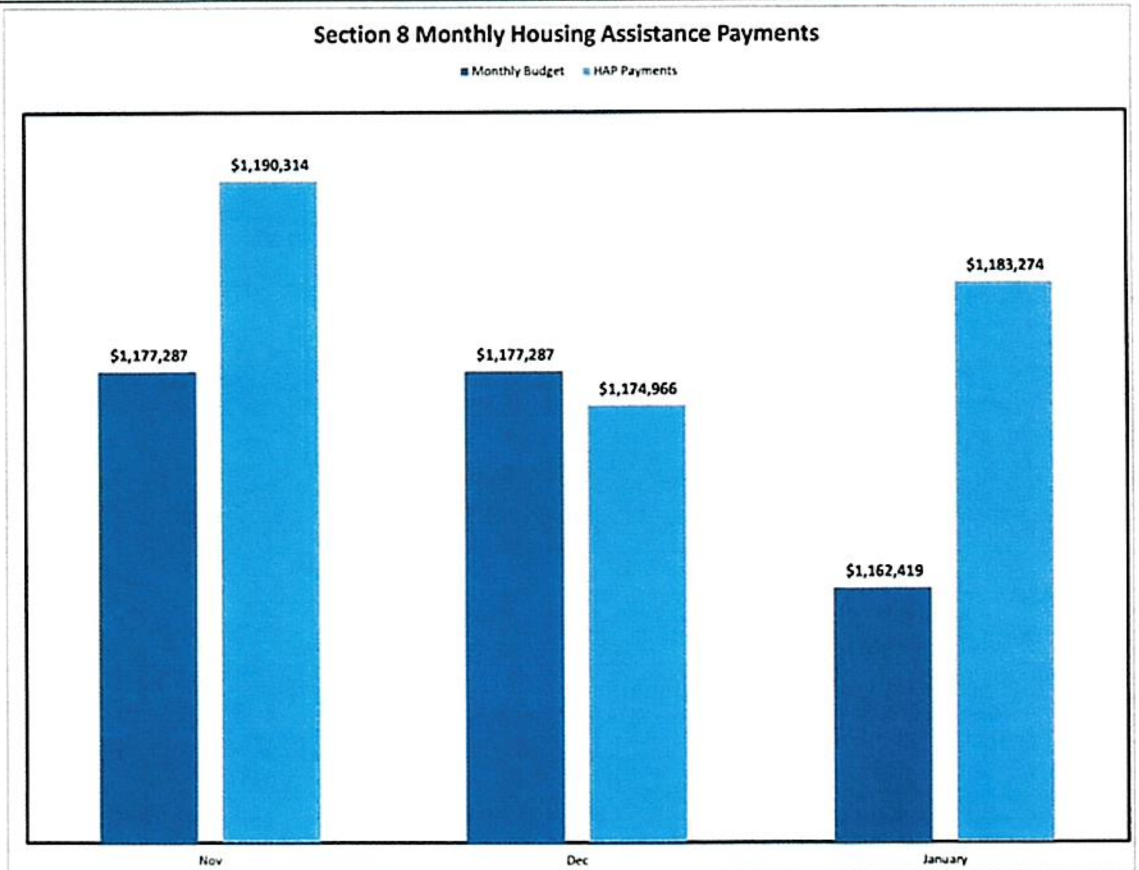
Current Vouchers Looking: *This is the current numbers of vouchers that have been issued and the voucher holder* is searching for a unit. **January: 34**

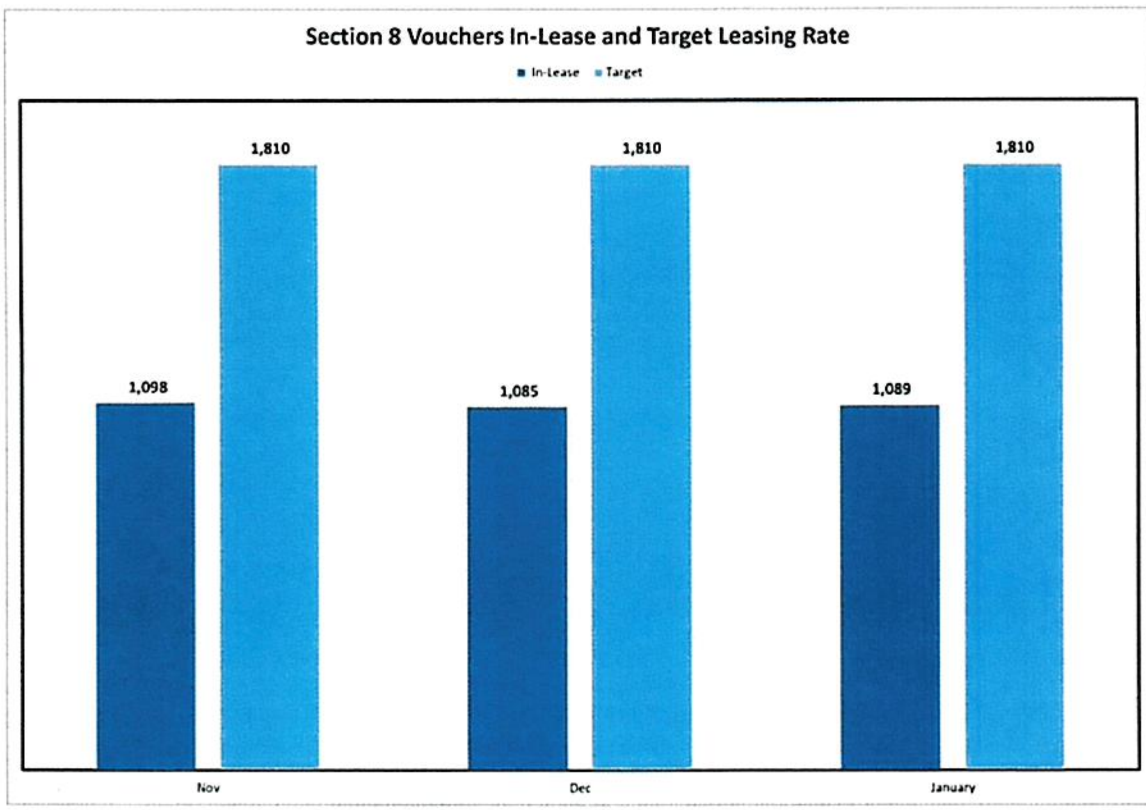
Homeownership: Current number of homeownership vouchers **January: 4**

Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program . **enrolled HCV 35** **Zero HAP Families January: 5**

Section 8 Housing Choice Voucher Program Monthly Management Report

January 2026





Based on HUD HCV-HAP Obligation of Funding letter dated Jan 20, 2026.

HCV		Terms (Months)	One Month
HAP Budget Authority	$ 3,487,257.00	3	$ 1,162,419.00

KANSAS CITY KANSAS HOUSING AUTHORITY
MAINTENANCE REPORT
FOR THE MONTH OF January 2026

CUSTOMER SERVICE & SATISFACTION SURVEY - January 2026

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
01/02/26	176	19	195	4	4	0	15
01/05/26	162	20	182	7	7	0	13
01/06/26	176	18	194	6	6	0	12
01/07/26	137	20	157	6	6	0	14
0108/26	79	18	97	5	5	0	13
01/09/26	119	19	138	4	4	0	15
01/12/26	92	17	109	3	3	0	14
01/13/24	77	17	94	10	10	0	7
01/14/26	67	15	82	11	11	0	4
01/15/26	110	17	127	14	14	0	3
01/16/26	106	12	118	4	4	0	8
01/20/26	210	30	240	15	15	0	15
01/21/26	155	21	176	11	11	0	10
01/22/26	79	19	98	9	9	0	10
01/27/26	133	24	157	7	7	0	17
01/28/26	101	20	121	6	6	0	14
01/29/26	57	7	64	3	3	0	4
01/30/26	73	16	89	8	8	0	8
	2,109	329	2,438	133	133	0	196
				(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	62% of the service work orders completed
(b) No Response	38% 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.

Maintenance Report

	Family	Elderly	Total
Total Vacancy	115	152	267
Units in Mod	3	34	37
Fire Units	6	0	6
Defer Maint	0	0	0
Rentable Units	112	118	230
Move-Ins	9	19	28
Move-Outs	7	17	24
Units Available	9	42	51

MODERNIZATION AND DEVELOPMENT REPORT – February 2026

CAPITAL FUND PROGRAM 2019

The funding amount for this program is $5,000,213.43.

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
K1-54 Scattered Sites 15 Erosion Repair 4515 Parkview Avenue
K1-All Site Improvements

Upcoming Projects:
None

CAPITAL FUND PROGRAM 2020

The funding amount for this program is $5,364,422.00.

Completed Projects:
KCKHA Maintenance Facility
K1-6 Douglas Heights Elevator Modernization
K1-52 and K1-53 Foundation Repair and Stabilization.
K1-54(7) Scattered Sites Retaining Wall Repair

Ongoing Projects/Progress:
None

Upcoming Projects:
None

CAPITAL FUND PROGRAM 2021

The funding amount for this program is $5,588,893.00.

Completed Projects:
K1-54 Scattered Sites 15 Interior Modernization Phase 3 (4529, 4545, 4551, And 4555 Oak Avenue, And 4515 And 4543 Parkview Avenue)
K1-57 Plaza Tower Interior Modernization Phase 3 (Floors 1, 2 & 3)
K1-56 Glanville Tower Elevator Modernization
K1-56 Rosedale Smoke Head Replacement
K1-4 Doors at Wyandotte Towers
K1-4 Emergency Elevator Repairs

Upcoming Projects:

None

CAPITAL FUND PROGRAM 2022

The funding amount for this program is $6,868,450.00.

Completed Projects:
K1-53 Chalet Manor Emergency Window Repair.
K1-54 Scattered Sites 10 HVAC Replacement
K1-58 Vaughn Dale Bonner Springs Structural Repair
K1-14 & K1-4 Wyandotte Towers Domestic Boilers (2)
K1-7 Retaining Wall Repair
K1-20 Westgate DHW Boiler Replacement
K1-15 Erosion Control
K1-15 Interior Modernization and Repairs Phase 3
K1-54 (15) Scattered sites Asbestos Abatement
K1-55 Repair Gillispie Elevator
K1-12 1635-1641 Birch St. Emergency Roof Replacement
K1-All Parking Lot Improvements Phase 1
K1-4 Walk through doors have been replaced
K1-18 Rosedale Towers, replace smoke detector heads
K1- 58 Vaughn Dale Elevator Modernization
K1-52 & K1-53 Select Interior and Exterior Modernization
K1-52 & K1-53 Select Slope Stabilization

Ongoing Projects/Progress:

Upcoming Projects:
K1-12 Chalet Manor Exterior Repair – Bidding is competed, received Board approval.

Ongoing Projects/Progress:
K1-6 Douglas Heights Parking Lot – All Asphalt and Concrete work is complete.

K1-18 Rosedale Towers-Project began all concrete repairs have been completed. Mill and overlay of parking lot is scheduled for early Spring.

CAPITAL FUND PROGRAM 2023

The funding amount for this program is $6,911,691.00.

Completed Projects:
K1-24 Plaza Towers 1st and 2nd Floor Repaint has been completed
K1-4 Wyandotte Towers Elevator Machine Replacement. Project has been completed.
K1-20 Westgate & Rosedale Tower Boiler Replacement – Project has been completed.

K1-58 Vaughn Dale Radon Mitigation – Project has been completed.
K1-2 St Margarets HVAC Replacement – Project has been completed.
K1-All Park and Playground Equipment – Project has been completed.

Ongoing Projects/Progress:
K1-18 Rosedale Towers Modernization – UG approved rough-in inspections on the 12th floor on February 4th, and insulation/drywall will be starting. Framing on the 11th floor has been completed and MEP rough-in work is underway. Environmental abatement contractor, B&R Environmental, has mobilized and begun work on the 10th floor.

CAPITAL FUND PROGRAM 2024

The funding amount for this program is $7,127,000.00

Ongoing Projects/Progress:
K1-58 Bonner Springs Exterior Repairs – Work is progressing as scheduled. All windows and doors have been replaced, roofing, and siding replacement has begun.

K1-11 Grandview Park Exterior Improvements. – Work is underway and progressing as expected. All roofs and windows have been replaced, and the contractor is working on installing new blinds to complete the project. Project is completed with the exception of Security Screens.

K1-9 Scattered Sites 933-935 New Jersey Fire Restoration – Restoration work began on 7/14 and all framing repairs have been completed and work is progressing as scheduled.

K1-9 Scattered Sites 842 Lyons Ave Fire Restoration – Restoration 1 has been awarded the repair contract. Finalizing paperwork with contractor for repairs to begin.

Completed Projects:
K1-18 Rosedale Towers-Chiller was working at half capacity, ordered and installed new one.

K1-17 Glanville Storefront Door Replacement (Urgent) – Door replacement was completed on 8/19.

K1-13 Welborn Villas Manager's Storefront Replacement – Storefront replacement was completed on 8/20.

CAPITAL FUND PROGRAM 2025

The funding amount for this program is $7,113,616.00

New Projects:

K1-20 & 22 Westgate Tower, and Westgate Villas new parking lot resurfacing – Bids were received on 8/20. Board has approved and the project is expected to begin early spring of 2026.

Completed Projects:

K1-22 Westgate Villas UFAS compliant sink replacement. Project has been completed.

KCKHA - Capital Fund Per eLOCCS

	053	054	055	056	057	058	059	Code
	2019	2020	2021	2022	2023	2024	2025	Total
Awarded	5,000,213.43	5,364,422.00	5,588,893.00	6,868,450.00	6,911,691.00	7,127,000.00	7,113,616.00	43,974,285.43
Approved	5,000,213.43	5,364,422.00	5,588,893.00	6,868,450.00	6,911,691.00	7,127,000.00	7,113,616.00	43,974,285.43
Recaptured 7/15/25			(358.00)					(358.00)
Additional Funding							54,910.00	54,910.00
	5,000,213.43	5,364,422.00	5,588,535.00	6,868,450.00	6,911,691.00	7,127,000.00	7,168,526.00	44,028,837.43
Dibursed as of 3/31/25	4,911,201.65	5,214,826.74	5,588,535.00	5,829,009.15	1,835,114.01	1,461,634.38	-	24,840,320.93
Date Received in the Current FY								
4/4/2025					16,505.21			16,505.21
4/8/2025						22,260.60		22,260.60
4/17/2025	89,011.78			46,120.08	105,123.37	1,002.92		241,258.15
5/5/2025		5,891.60		32,064.70				37,956.30
5/7/2025						30,479.86		30,479.86
5/22/2025						20,181.10		20,181.10
6/5/2025		50.06		159,995.20	559,248.60	27,989.45		747,283.31
6/17/2025		3,840.00			2,518.68	54,346.72		60,705.40
6/26/2025		1,288.09			39,721.89	39,315.60		80,325.58
7/16/2025		1,364.44			7,260.00	500,072.01		508,696.45
7/29/2025				116,175.20	13,968.76	8,436.60		138,580.56
7/30/2025		545.00						545.00
8/1/2025					7,502.00	10,702.80		18,204.80
8/7/2025							1,422,722.00	1,422,722.00
8/14/2025					370,188.00			370,188.00
8/28/2025				1,387.00	81,123.20	302,058.31		384,568.51
9/2/2025		78,280.56			11,429.37	2,845.92	696.73	93,252.58
9/23/2025					50,990.46		1,696.23	52,686.69
9/29/2025					32,822.60		8,691.62	41,514.22
10/1/2025							1,365.99	1,365.99
10/2/2025		34,135.70			7,260.00	45,749.68		87,145.38
10/10/2025						471,286.52		471,286.52

KCKHA - Capital Fund Per eLOCCS

	053	054	055	056	057	058	059	Code
	2019	2020	2021	2022	2023	2024	2025	Total
Awarded	5,000,213.43	5,364,422.00	5,588,893.00	6,868,450.00	6,911,691.00	7,127,000.00	7,113,616.00	43,974,285.43
Approved	5,000,213.43	5,364,422.00	5,588,893.00	6,868,450.00	6,911,691.00	7,127,000.00	7,113,616.00	43,974,285.43
Recaputured 7/15/25			(358.00)					(358.00)
Additional Funding							54,910.00	54,910.00
	5,000,213.43	5,364,422.00	5,588,535.00	6,868,450.00	6,911,691.00	7,127,000.00	7,168,526.00	44,028,837.43
Dibursed as of 3/31/25	4,911,201.65	5,214,826.74	5,588,535.00	5,829,009.15	1,835,114.01	1,461,634.38	-	24,840,320.93
10/23/2025					70,686.31	23,853.69	2,389.39	96,929.39
10/24/2025					140,923.87	153,246.31	5,556.90	299,727.08
11/4/2025				461,021.57	64,472.92	475,176.97	1,399.17	1,002,070.63
11/19/2025		1,481.57			33,542.85		23,593.75	58,618.17
12/9/2025		875.00			25,267.70	333,513.36	28,903.58	388,559.64
12/10/2025						188,478.72		188,478.72
12/19/2025					88,225.58			88,225.58
1/9/2026					7,502.00	198,133.93		205,635.93
1/22/2026				114,637.04	91,571.92	195,942.00		402,150.96
1/30/2026					150.00	181,625.07	12,285.18	194,060.25
Total	89,011.78	127,752.02	-	931,400.79	1,828,005.29	3,286,698.14	1,509,300.54	7,772,168.56
Total Disbursed - current	5,000,213.43	5,342,578.76	5,588,535.00	6,760,409.94	3,663,119.30	4,748,332.52	1,509,300.54	32,612,489.49
Available Balance	-	21,843.24	-	108,040.06	3,248,571.70	2,378,667.48	5,659,225.46	11,416,347.94

Information Technology Department Report for February 2026

Managed Security Awareness Program January 2026

88 Overall Secure Culture Score

67 Active Users

88% Session Completion Percentage

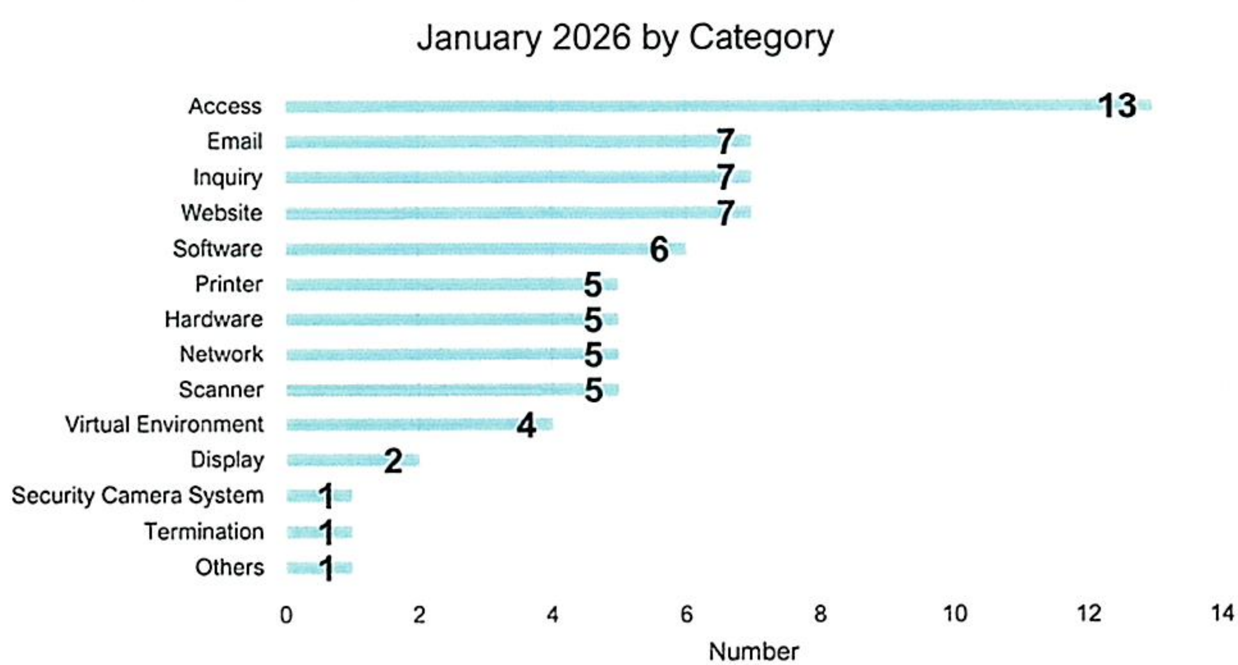
76% Average Quiz Score

7% Phishing Simulation Failures

99% Phishing Remediation Completion

Helpdesk Tickets for January 2026

Status	Count
Total Tickets Opened	69
Closed at end of Month	63
Tickets in Progress	6
91 % of all tickets submitted for Month of January 2026 were completed	



January was an amazingly fast moving month for the team. We have been working hard to solve some of the more difficult issues within the Virtual Environment and have seen great progress on that. We are currently engaged in projects for replacement of networking equipment and updating network connectivity options outside of the office. We are collaborating with HR, Modernization, LIHTC, Public Safety, HCV, and Communications on several initiatives for project management and security systems. As we dive further into some of these projects, we are looking for opportunities to increase awareness and active collaboration with other departments.

We are looking forward to a year of growth and great positive impact for all departments!

FAMILY SELF-SUFFICIENCY PROGRAM SUMMARY - January 2026

	June	July	August	September	October	November	December	January
Currently Enrolled	69	70	70	69	70	69	65	68
New Participants	1	1	1	1	1	0	0	3
Exited	2	1	1	2	0	1	1	0
Ported	0	0	0	0	0	0	0	0
Graduated	0	1	0	0	0	0	3	0
Participants Employed	39	40	37	38	38	35	32	34
Participants with Escrow	33	31	35	36	35	31	28	31
Currently Contributing to Escrow	21	20	22	23	22	26	20	18
Total Escrow Balance	$ 230,435	$ 237,680	$ 151,936	$ 159,919	$ 167,081	$ 173,754	$ 181,282	$ 163,476
Monthly Escrow Balance	$ 7,245	$ 6,847	$ 7,983	$ 7,162	$ 6,673	$ 7,528	$ 8,220	$ 7,597
Appts with Participants	21	15	11	16	13	11	13	15
Initial Appts	1	1	1	1	1	0	0	3
SSI Only	6	6	5	5	4	4	4	5
TANF	4	4	4	4	3	3	3	3
Credit Pulled/Reviewed	1	0	1	2	0	0	1	1
Interim Withdrawls	0	0	0	0	0	0	0	0
Escrow Dispersed	$ -	$ 19,091.80	$ -	$ -	$ -	$ -	$ 30,749.24	$ -

Residents Opportunities Self-Sufficiency (ROSS) Summary – Board Report

The ROSS Coordinator assesses residents' needs and connects them with supportive services and activities that promote progress toward economic self-sufficiency.

Empowering Families for a Healthier Future:

Futures First, formerly The Family Conservancy, has maintained family participation throughout the frigid January weather. The Healthy Parenting/Healthy Kids Program, offering families meaningful opportunities to stay engaged and supported. Twenty-eight families and sixty -three children joined our in-person diaper distribution. Through this program ten parents were able to receive diaper assistance and activities bag.

The Learning Club-After School Program In-School Reading Intervention

Learning Club provides after-school tutoring in public housing community centers and neighborhood spaces, reducing barriers such as transportation and parent involvement. Serving K–12 students, the program offers consistent one-on-one mentorship throughout the school year and summer, reaching some of the hardest-to-serve students in KCK.

"Setting the Tone for 2026" – Staff encouraged students to think about how one word can represent a focus or goal for the year. Students chose simple, positive words such as *joy* and *play*, then worked with their volunteer tutors to explore what those words mean to them and how they can apply them throughout the year. Reading intervention also continued, with volunteers supporting students through tutoring, strengthening reading skills, and assisting with homework completion.

Mobile Workforce Unit: Digital Literacy Training Course

The Mobile Workforce Unit visited Glanville Towers, Rosedale Towers, and Douglas Heights to provide digital literacy courses for residents. The unit is equipped with 10 computers, Wi-Fi internet access, and presentation screens to support connections to employment opportunities, training programs, and other online resources. These sessions help residents build computer skills and gain knowledge of operating systems and software applications. The Mobile Workforce Unit also includes an accessibility ramp, ensuring residents with mobility challenges can fully participate in onsite services.

Harvesters donated 164 boxes of food to 7 properties, supporting Residents in need.

- Wyandotte Towers received 26 boxes.
- Rosedale Towers received 28 boxes.
- Glanville Towers received 25 boxes.
- Bethany Towers received 14 boxes.
- Welborn Ville received 16 boxes.
- Plaza Towers received 35 boxes.
- Westgate Towers received 20 boxes.

Upcoming Events:

K-State Extension Dr. Chiquita Miller Housekeeping Workshop:

Date: Thursday February 5, 2026

Location: Rosedale Towers

Time: 12:00-1:00 pm

Mobile Workforce Unit:

Date: Wednesday February 18, 2026

Location: Bethany Towers

Time: 1:00-3:00pm

Mobile Workforce Unit:

Date: Friday February 20, 2026

Location: Bonner Springs

Time: 1:00-3:00pm

Location: Welborn Villa

Time: 2:00-3:00pm

KCKHA PUBLIC SAFETY BOARD REPORT

January 2026 Statistic Report

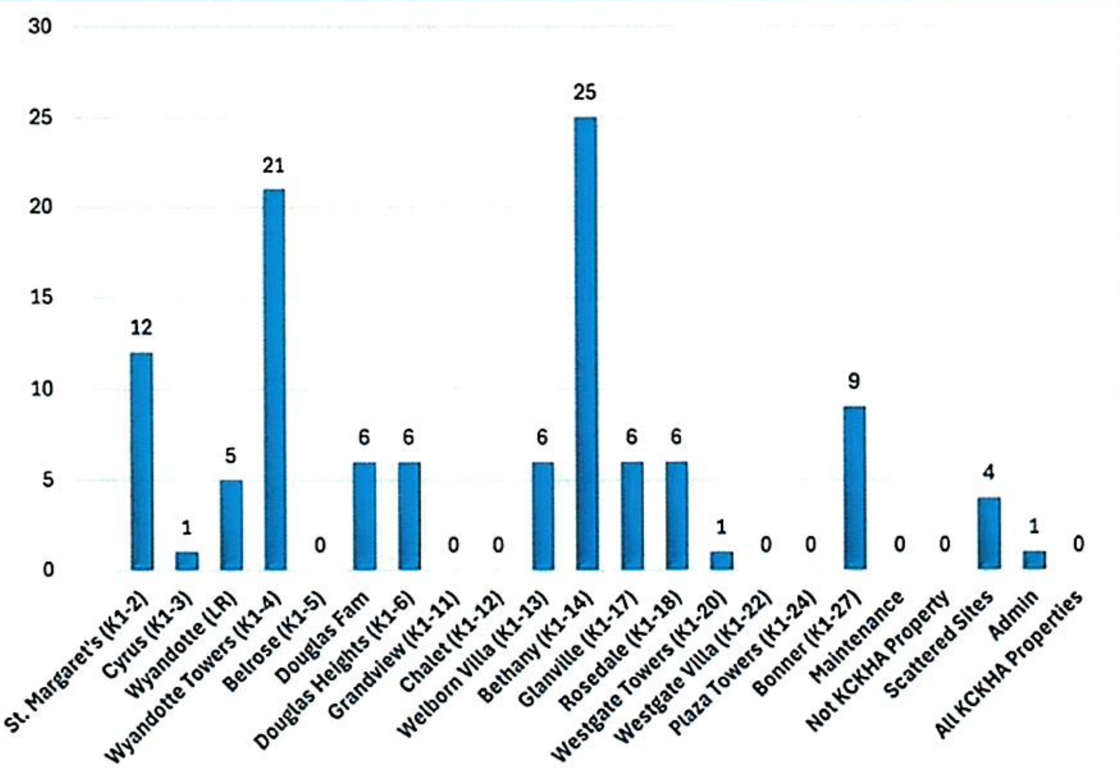
In January, the Public Safety department became fully staffed. The team logged **109 reports** involving **112 incident types** across our properties.

The prolonged stretch of extreme cold had a noticeable impact on activity patterns: incidents that typically occur around the family sites decreased significantly as residents stayed indoors, while calls for service within the towers increased.

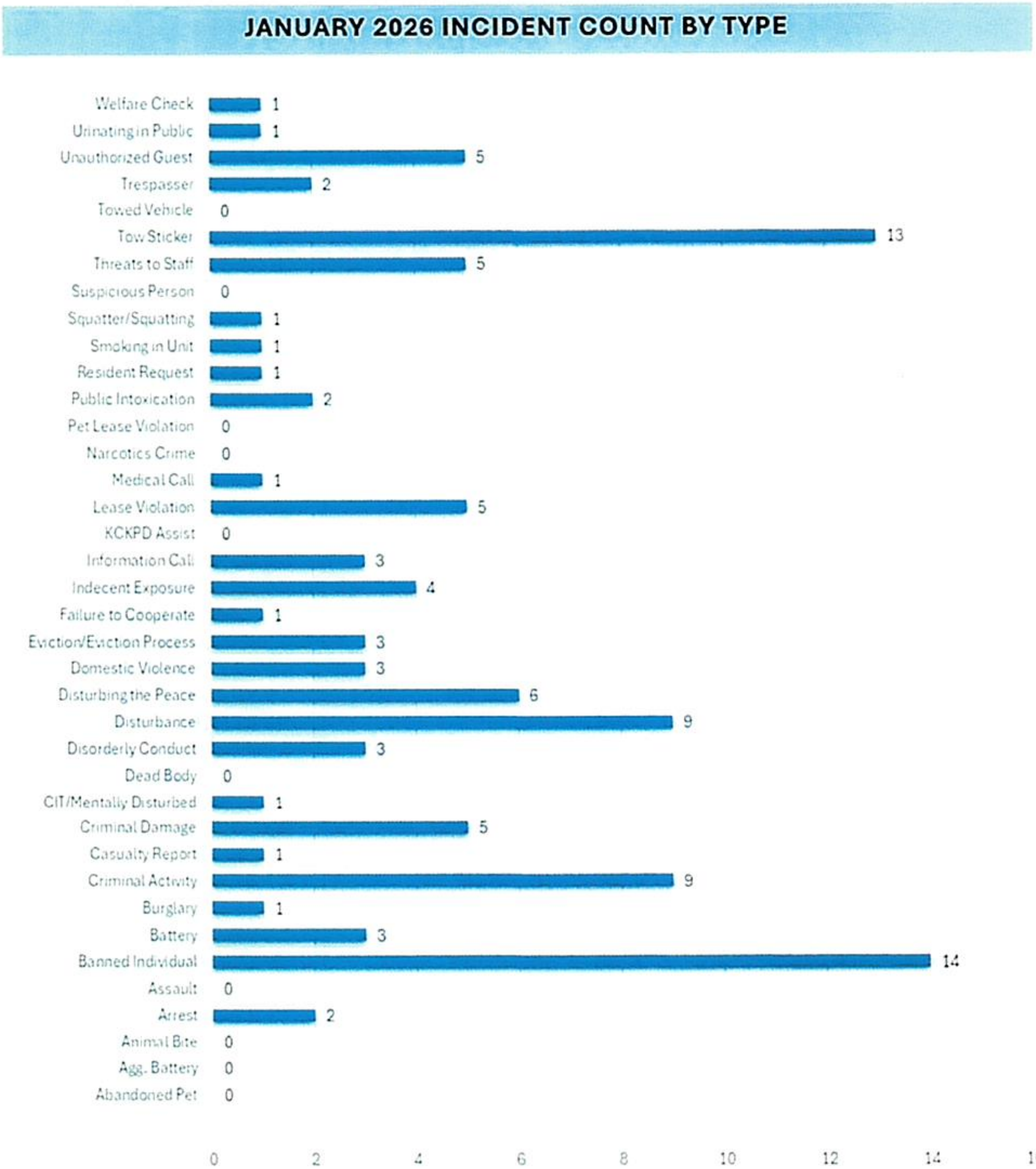
Much of this shift was driven by weather-related needs, welfare checks, and noise or neighbor-related concerns, as more residents remained inside for extended periods.

This seasonal change provided valuable insight into how environmental conditions influence call distribution and helped the team refine deployment strategies to ensure timely response across all buildings.

JANUARY 2026 INCIDENT COUNT BY LOCATION



Total: 109


JANUARY 2026 INCIDENT COUNT BY TYPE
Welfare Check 1
Urinating in Public 1
Unauthorized Guest 5
Trespasser 2
Towed Vehicle 0
Tow Sticker 13
Threats to Staff 5
Suspicious Person 0
Squatter/Squatting 1
Smoking in Unit 1
Resident Request 1
Public Intoxication 2
Pet Lease Violation 0
Narcotics Crime 0
Medical Call 1
Lease Violation 5
KCKPD Assist 0
Information Call 3
Indecent Exposure 4
Failure to Cooperate 1
Eviction/Eviction Process 3
Domestic Violence 3
Disturbing the Peace 6
Disturbance 9
Disorderly Conduct 3
Dead Body 0
CIT/Mentally Disturbed 1
Criminal Damage 5
Casualty Report 1
Criminal Activity 9
Burglary 1
Battery 3
Banned Individual 14
Assault 0
Arrest 2
Animal Bite 0
Agg. Battery 0
Abandoned Pet 0
0 2 4 6 8 10 12 14 16

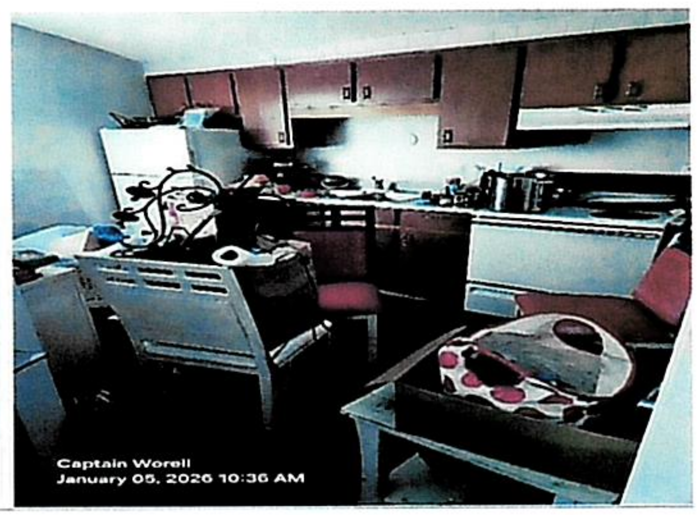
Total: 112

KANSAS CITY KANSAS POLICE DEPARTMENT STATISTICS

The Kansas City Kansas Police Department did not release statistics for January. There will be a delay in obtaining police data because the officer who provided it has transferred to another agency.

PUBLIC SAFETY AREAS OF FOCUS

Problem Tenants:



- Public Safety continues to work with Property Management, staff, and residents to identify other tenants who may be disruptive or involved in criminal activity. We also report any residents that have various health and safety violations.

Vehicle Enforcement:

- Public Safety is actively identifying issues related to vehicles improperly parked or not in acceptable condition in accordance with the lease, and actively engaging with residents to correct issues.

COMMUNITY ENGAGEMENT & RELATIONSHIP BUILDING

STOP THE BLEED TRAINING:

- Officer Jones conducted "Stop the Bleed" Training to better equip staff to respond to severe wounds. Training consisted of applying direct pressure, using tourniquets, and hemorrhage control.

PUBLIC SAFETY AND US PROBATION AND PAROLE TRAINING

- The Public Safety team, along with the U.S. Probation and Pretrial Service Office, Western District, conducted training. This covered Room Entry, Target Recognition, Room Entry with Partner, Multiple Rooms with Doors, and Role-Playing Scenarios. We look forward to working with this group again for further training recognized by the Federal Law Enforcement Training Center (FLETC).

Officer Young:

- Officer Young is actively speaking with residents and staff, discussing emergency action planning, fire safety, and active shooters. **More information to come.**

Officer Jones:

- Officer Jones will contact Executive Staff to schedule active shooter training for all KCKHA Staff.

Kansas City Kansas Housing Authority
Highlights of Financial Performances
For the Fiscal Period Ended Dec 31, 2025

Cash Position: The total cash balance at the end of the month is $11,425,220, which has decreased by $529,895 compared to the previous year's balance of $11,955,115.

Revenue:
Total revenue for the current period increased by 3.9% ($1,779K) compared to the same period last year. The key contributions to this change are outlined below:

- **Fee for Services:** Totaled $2.2 million for the nine-month period, up $802,520 over the prior year's figure of $1.4 million. The increase in COCC income is mainly due to rate adjustment, and it offsets against an increased Fee for Service expenses to other AMPs.

- **CFP – Admin Fee:** We received Capital Fund Admin fee of $711K for CFP2025, boosting the operating receipt compared to same period last year. In contrast, the prior year's fee was received later in the month of Feb 2025.

- **HCV Admin Fee:** Administrative fee received from HUD during the nine months was $777,691, increased by $88,316 compared to same period in prior year ($689,375).

- **Other Income** The balance was $337,279 showing an increase of $43,082 from the previous year's amount of $294,196. The increase is mainly due to the sales of old vehicles at $42,505 and also Enterprise vehicles for $54,144 during the current month netted off against prior year one-time fire loss prevention fund.

- **Operating Subsidy:** Received subsidy amounted to $7.30 million, which is $893,892 lower than the amount received in the same period last year ($8.20 million) mainly because the Asset Repositioning Fee (ARF) for Juniper Garden is reduced by $247,063 (from $939,945 to $692,882 for the 9 months).

- **Management Fee Income (COCC):** For the nine-month period, the income is $1,234,222, a decrease of $75,252 from the prior year ($1,309,474), largely due to reduced occupancy. This has also an effect of lower expenses to other AMPs.

Expenses:
Total expenses increased by 9% ($1.48m) compared to the same period last year. The primary contributors to this rise are outlined below:

- **Salaries and Employee Benefits:** For the period ending Dec 2025, salaries and related benefits totaled $6,638,148 marking a $584,540 increase from the prior year's $6,053,608. The increase reflects full staffing implementation, cost-of-living adjustments, and higher benefit costs during the current year.

- **Utility Payments:** Utility expenses reached $2,143,407, lower by $93,658 over the previous year's amount of $2,237,066 during the same period mainly due to vacancies at Chalet Manor and Glanville Towers.

- **Other Maintenance Contracts:** The Maintenance contract cost of $2,057,124 for nine-month period has increased by $127,799 compared to prior period of $1,929,325 due to the costs of Boilers and Chillers replacement, extermination services and other remodeling costs.

- **Protective Services:** During the period the balance was $539,400, an increase of $235,844 compared to the previous year of $303,556, due to additional Access Guards at Wyandotte Towers and overtime payments to cover the 24/7 service.

Low Income Housing Tax Credit (LIHTC) Compliance Department

The Low-Income Housing Tax Credit Compliance Department continues to monitor compliance with the Rental Assistance Demonstration (RAD) LIHTC Program at both Chalet Manor and Glanville Towers.

We continued to monitor vacancy levels at both properties, which is critical for the upcoming renovation. Currently, there are 40 vacancies at Chalet Manor and 20 vacancies at Glanville Towers.

An informational meeting was held on Tuesday, January 27, 2026, at 10:00 a.m. at Glanville Towers, located at 730 Nebraska Avenue, Kansas City, Kansas. One of the requirements of the U.S. Department of Housing and Urban Development (HUD) is that RAD meetings be held periodically to keep residents informed about the status of the renovation process.

Mrs. Tapia then opened the meeting by informing residents that, during the previous meeting, Glanville Towers was awarded the Commitment to Enter into a Housing Assistance Payments (CHAP) contract. She also explained why current vacancies in the building are necessary to facilitate the renovation process and advised residents that as units become vacant, no new residents will be admitted to the property.

Ms. Tapia informed Residents that the Housing Authority has prior experienced on renovating other properties and prioritizes air quality and Resident safety. Mrs. Tapia then referred to Mrs. Susan Martin, Director of Contract Administration, who shared information about a similar renovation currently underway at Rosedale Towers, 2314 W. 39th, Kansas City, Kansas. Mrs. Martin explained that renovations are currently underway on the third and fourth floors of the building; an exterior elevator was also installed outside the building to remove debris, rather than transporting it through the interior, in addition, asbestos testing was conducted and an airflow system was installed to prevent dust from entering the building.

Mr. James Baker, Developer from Fulson Management Group, provided a detailed plan about how the renovation process will work at Glanville Towers. Construction will take place on two floors simultaneously, noting that the floor will be taped off, and debris will be removed using a chute or elevator.

He further stated that if asbestos is present, an air compression system will be used to prevent debris from entering other areas of the building. Residents will not be allowed on floors that are under construction.

Residents will be relocated off the floor being renovated so no one must walk through construction areas. All floors undergoing renovation will be completely vacant, and Residents will be moved in a timely manner. The renovation will take approximately 90-120 days to complete to ensure quality work.

Mr. Matt Fulson, Developer from Fulson Management Group, stated that a comprehensive relocation schedule will be developed; however, it will take approximately a couple of months to finalize. Our primary goal is to limit residents to moving only once by relocating them directly into a renovated unit, thereby avoiding additional logistical challenges.

Residents currently residing in a two-bedroom unit will be relocated into a renovated two-bedroom unit. He further stated that the top floor needs to be cleared and that there are vacancies in the building. Residents from the top floor will be moved into vacant units. Once those floors are renovated, the Residents from the other floor will move up.

Mrs. Tapia advised that, at this time, no guarantees can be made regarding a resident's return to their original unit. She also informed the Residents that there would be no cost for them. The Kansas City Housing Authority will cover all expenses related to address changes, parking supplies, and movers. Beatrice and Alejandra will assist Residents with the process of changing their address when needed.

Mrs. Tapia informed the Residents that, at the next meeting, the intent is to provide the renderings of the units and what it will look like. No further discussions, the meeting was adjourned.

Chalet Manor January 30, 2026, was cancelled due to low attendance. We will schedule a new meeting in the near future.

The Staff below were in attendance along with approximately 40 Residents present.

Ms. Andrea Tapia-Executive Director/CEO
Matt Fulson-Developer, Fulson Management Group
James Baker-Developer, Fulson Management Group,
Beatrice Harris-Davies-LIHTC Compliance Specialist
Alejandra Tarango -LIHTC Compliance Specialist
Alex Kump-Director of Public of Public Safety
Sue Martin-Director of Contract Administration
Anwar Crockett-Housing Operations Manager
Brandi Fulson- Housing Operations Manager
Kendra Tyler-Housing Operations Manager
Cherrie Escobar-Sutton-Director of HCV
Chenaye Sutton-FSS Coordinator
Glenda Jefferson-ROSS Coordinator
Anita Dominquez-ROSS Coordinator
Jerry Glavin-Director-Facilities Management

Dannita Youngblood-Senior Administrative Specialist
Lydia Morrow-Property Manager, Glanville Towers

Kansas City Kansas Housing Authority
Board of Commissioner's Meeting
February 18, 2026

New Business Consent Item: Approving new Job Description

Resolution No. 2026-02

Background:

The Kansas City Kansas Housing Authority (KCKHA) has created a new job description: for the position of IT Director.

The IT Director will be responsible in overseeing the IT Department. The position duties will include planning, directing, and managing all information technology operations for the Agency. The role will ensure the secure, reliable, and efficient use of technology systems to support agency operations, regulatory compliance, and service delivery to residents and stakeholders

This memo supports the creation of the position of IT Director.

Current Issue:

The IT Director position will add experienced leadership with advanced knowledge of information technology, providing strategic direction for the IT Department and overseeing the implementation of technology initiatives aligned with the agency's growth and long-term objectives.

Board Action:

Approve Resolution No. 2026-02, if appropriate.

Kansas City Kansas Housing Authority
Board of Commissioner's Meeting
February 18, 2026

RESOLUTION NO. 2026-02

APPROVING NEW JOB DESCRIPTION

WHEREAS the Kansas City Kansas Housing Authority (KCKHA) periodically reviews its operational needs and, as circumstances warrant, creates new job descriptions to support efficient, effective, and compliant agency operations, ensure appropriate staffing levels, and align organizational structure with current and future demands; and

WHEREAS the Agency has determined its need for an IT Director; and

WHEREAS the Agency will benefit from the addition of an IT Director with advanced information technology skills to provide leadership and guidance to IT staff, oversee increasingly complex technology systems, and support the agency's growing technological demands. This role will strengthen operational efficiency, enhance system reliability and security, and ensure that technology initiatives align with the agency's strategic goals and future growth; and

BE IT RESOLVED by the Board of Commissioners of the Kansas City Kansas Housing Authority the new job description of IT Director are hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution No. 2026-06.

X
Matthew T. Watkins
Chairman

X
Andrea Tapia
Executive Director/CEO