Kansas City Kansas Housing Authority
1124 North 9th Street
Kansas City, Kansas 66101-2197
(913) 281-3300 | FAX (913) 279-3428 | TTY (800) 766-3777
www.kckha.org

Special Board Meeting

Thursday, August 20, 2026
12:00 p.m.

Wyandotte Towers Community Room
915 Washington Blvd.
Kansas City, KS 66101

I. Roll Call

II. Special Presentation

III. Approval of the Minutes
Board Meeting, June 18, 2026
(Pages 1-12)

IV. Executive Director's Report
(Pages 13-64)

V. New Business Discussion Items:

Resolution No. 2026-17 — Reject and Cancel the contract for security screens at Grandview Park with J&J Screens (Pages 65-67)

Resolution No. 2026-18 — Accept the bid and authorize a contract for security screens at Grandview Park with Tailor Made Exteriors (Pages 68-70)

Resolution No. 2026-19 — Authority to accept the bid and authorize a contract for Division 2 Demolition at Rosedale Towers with Timekey Inc. (Pages 71-73)

Resolution No. 2026-20 — Authority to accept the bids and authorize a contract for Interior Modernization Phase II Division 26 Electrical Service at Rosedale Towers with Staco Electric (Pages 74-76)

Resolution 2026-21	Authority to accept the bids and authorize a contract for Interior Modernization Phase II Division 23 HVAC services at Rosedale Towers with AAIM Services LLC (Pages 77-79)
Resolution 2026-22	Authority to accept the bids and authorize a contract for Interior Modernization Phase II Division 9 Painting service at Rosedale Towers with Tailor Made Exteriors (Pages 80-82)

VI. Public Comments

Contact Dannita Youngblood at dyoungblood@kckha.org or 913.281.3300 in advance of the meeting to be placed on the agenda to speak. Comments will have a limit determined by the Chairman.

VII. Committee Reports

VIII. Executive Session

IX. Adjournment

Lunch will be served at 12:00 p.m.

ACRONYMS

58	HUD-50058 Form and HUD-50058M Form
ACC	Annual Contributions Contract
ACOP	Admissions and Continued Occupancy Policy
AMI	Area Median Income
AR	Annual Recertification
BR	Biennial Recertification
CDBG	Community Development Block Grant
CFP	Capital Fund Program
CFR	Code of Federal Regulations
CLO	Community Living Opportunities
CoC	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
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
RCC	RAD Conversion Commitment
REAC	Real Estate Assessment Center
ROSS	Residents Opportunities Self-Sufficiency
RFTA	Request for Tenancy Approval form
RSO	Resident Services Office
S3	Section 3 Housing & Urban Development Act of 1968
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

June 18, 2026
12:30 pm

Board Room
1124 North 9th Street | Kansas City, KS 66101

On the 18th day of June 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
Brennan Crawford, Commissioner
Holly Duff, Commissioner
Raul Escarcega, Commissioner
Dr. Chiquita Miller, Commissioner
Karen Schibi, Commissioner
Fran Sutton, Commissioner
Linda Warner, Commissioner

ABSENT:

ALSO, PRESENT:

Andrea Tapia, Executive Director/CEO
Worku Alem, Director of Finance
Dana Clark, Assistant Director of Housing Choice Voucher
Anita Dominguez, Resident Service Coordinator
Stephanie Drake, Human Resources Officer
Brandi Fulson, Housing Operations Manager
Jerry Glavin, Director of Facilities/Development and Revitalization
Glenda Jefferson, Resident Service Coordinator
Alexander Kump, Director of Public Safety
Sterling McCullough, IT User Support
Solomon Mekonnen, Assistant Director of Finance
Jeremy Simon, Modernization Coordinator
Mary Stillwell, Director of Information Technology
Cherrie Escobar Sutton, Director of Housing Choice Voucher
Chenaye Sutton, Family Self-Sufficiency Coordinator
Crishana Swinton, Family Self-Sufficiency Coordinator
Rion Tapia, Communications Coordinator
Kendra Tyler, Housing Operations Manager
Dannita Youngblood, Senior Administrative Specialist

SPECIAL GUESTS:

12:31 p.m. | Call to Order

Chairman Watkins called for approval of the ***May 21, 2026,*** **Board Minutes.**
Vice-Chairman Rios made a motion to approve the minutes. Commissioner Barber second the motion. The following votes were recorded:

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

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

Andrea Tapia, Executive Director/CEO Report

Mrs. Tapia thanked the Commissioners and KCKHA Staff who attended the Public Housing Authorities Directors Association (PHADA) 2026 Annual Convention & Exhibition, noting that it was an amazing conference that provided lots of information. She stated that, during the August Board Meeting, the Attendees would be asked to share what they learned from the conference. Mrs. Tapia also noted that Ms. Youngblood will distribute information regarding future training opportunities and encouraged anyone interested in participating.

Mrs. Tapia introduced Ms. Crishana Swinton as the Agency's new Family Self-Sufficiency (FSS) Coordinator, noting that her first day with the Kansas City Kansas Housing Authority was on Monday, June 15th.

Ms. Swinton thanked Mrs. Tapia and the Board Members for the opportunity. She then provided an overview of her educational background and professional experience, noting that she is a Kansas City, Kansas native.

Mrs. Tapia informed the Board that the Agency's nominee for the Stephen J. Bollinger Scholarship, Ms. Nibogola Ntbunguka who liked to be referred to as "TuTu", unfortunately was not selected to receive the award. Mrs. Tapia announced to the Board that she recommended the Kansas City Kansas Housing Authority provide Ms. Ntbunguka with a $600 educational donation to support her continued schooling.

The Board Members expressed their support for the recommendation. Mrs. Tapia stated that a formal letter would be sent to Ms. Ntbunguka informing her of the donation and that she would be invited to attend the August Board Meeting to be recognized and presented with the $600 contribution.

Mrs. Tapia informed the Board that the Agency conducted its annual Fair Housing and Accessibility Training for all employees in May. She explained that the Maintenance Staff participated in the first training session, which focused on Fair Housing requirements, the Americans with Disabilities Act (ADA), Section 504, NSPIRE standards, reasonable accommodations, and practical examples of what does and does not constitute a reasonable accommodation and other compliance-related topics. The remaining Staff participated in a separate four-hour session covering the same topics.

Mrs. Tapia noted that the training is held annually and stated that the Board would be informed of future training opportunities. She encouraged Commissioners to attend if their schedules permit, emphasizing that the training is highly informative.

Mrs. Tapia directed the Board's attention to the House Appropriations document that had been provided. She noted that in the housing portion of the document that some of the items listed had been deserving of a cut and some had not.

Mrs. Tapia highlighted several key items, beginning with the Project Based Voucher (PBV) Program. She reminded the Board of the discussion held at the beginning of the previous year regarding funding cuts and noted that, despite concerns, funding was not withheld. As a result, the Agency has continued to make payments on behalf of the PBV Program, which remains in the current status.

Mrs. Tapia stated that HUD is focused on people with disabilities and senior housing and has allocated a combined $40 million increase to support housing initiatives. She also noted that HUD continues to focus on the Rental Assistance Demonstration (RAD) Program and the Moving To Work (MTW) initative.

Additionally, Mrs. Tapia informed the Board that she had extended an invitation to HUD Representatives to attend the July Board Meeting to discuss the Work and Dignity Coalition. She noted that the Board must first determine if there will be a Board Meeting in July, if not, she will invite HUD to attend the August Meeting.

Chairman Watkins thanked the Board Members for their responses regarding the Special Board Meeting scheduled for Tuesday, June 23rd, noting that a virtual attendance option would be available. He explained that the Agency will be completing the Chalet Manor closing process and because the regularly scheduled July Board Meeting falls the day after closing, Staff will be heavily involved in the closing process and that he does not want to place the additional burden on Staff preparing a Board Packet.

Chairman Watkins asked the Board for its consensus to cancel the regular July Board Meeting. The Board of Commissioners indicated their agreement with the recommendation.

Chairman Watkins provided clarity regarding the Special Meeting scheduled for June 23rd noting that there will be only two resolutions on the agenda. He explained that the Agency is waiting for the attorneys to finalize the resolutions, which will authorize Mrs. Tapia for the right to sign on behalf of the Kansas City Kansas Housing Authority in connection with the closing of Chalet Manor.

Mrs. Tapia informed the Board that the Agency was honored to receive an award of $100,000 from the Health Forward Foundation to continue to support the community and the individuals it serves. She shared that the funding assisted 70 households by helping remove barriers that traditional Housing Authority funding cannot address, ultimately supporting housing stability. She noted that the assistance prevented 50 evictions, enabling families to remain in their homes, and helped 30 individuals transition out of homelessness.

Mrs. Tapia reported that 85–90% of those who received assistance remained stably housed, demonstrating the effectiveness of the program. A substantial portion of the funding benefited elderly individuals, people with disabilities, and families with children. Mrs. Tapia emphasized that every dollar of the funding was utilized, with no funds left unspent.

Mrs. Tapia stated that the Agency is hopeful of continuing to receive funding, as it plays a critical role in helping individuals throughout the community. She noted that the positive impact is reflected in the Housing Choice Voucher (HCV) Program through increased lease-ups and a reduction in program terminations, illustrating the value of additional financial assistance.

Mrs. Tapia further stated that several community partners received funding such as *Village Initiative, Crosslines Community Outreach, Wyandotte Center, Wyandotte Behavioral Health*, and *Kim Wilson Housing*. She explained that these partnerships help the Agency to collaborate with community organizations to remove barriers and provide the supportive services necessary to help individuals and families achieve and maintain stable housing.

Housing Choice Voucher

Mrs. Cherrie Sutton, Director stated that she and Mrs. Dana Clark, Assistant Director, were pleased to be back following their attendance at the Public Housing Authorities Directors Association (PHADA) Conference held in Chicago, IL. She shared that they received valuable information regarding upcoming federal regulatory changes and identified several items that may assist the HCV Department in streamlining implementation and preparing Staff for the new requirements.

Mrs. Sutton reported that the Department is preparing for the implementation of the NSPIRE inspection standards, which will change how inspections will be conducted. She explained that preparations will include ensuring that the Inspector is fully trained, updating inspection forms, and aligning the new requirements with the Agency's software system in preparation for full implementation in February.

Ms. Sutton further reported that the Department will be working with MRI, the Agency's HAB software provider, over the next several months to prepare for implementation of the Housing Opportunity Through Modernization Act (HOTMA) requirements. She stated that beginning in September, Staff will focus on incorporating the operational changes to ensure compliance by January. These changes will include income calculations, allowable deductions, payment standards, and other program requirements that impact areas of the HCV Program's daily operations.

Mrs. Sutton emphasized the importance of working closely with the software provider and adequately preparing Staff to ensure that the Department is fully equipped to implement the regulatory changes and remain in compliance with federal requirements.

Human Resources

Ms. Stephanie Drake, Human Resources Officer, provided the Board with an update on recruitment and staffing, emphasizing that achieving full staffing remains a top priority for the Agency. She reported that the Agency is nearing that goal and is currently recruiting for three positions: two Property Managers and one Program Specialist within the HCV Department. Interviews have been scheduled for the Property Manager positions, and resumes are currently being reviewed for the Program Specialist position.

Ms. Drake stated that the Maintenance Department is now fully staffed. She noted the significant progress made over the past three years, recalling that the Agency previously had more than 20 vacant positions and relied on a temporary staffing agency to fill positions within Maintenance. She informed that the Agency is now moving in a positive direction with its staffing efforts. She reported that six positions were filled during the month of May and that the Agency's overall turnover rate is currently at 13%, compared to 17% at the same time last year. She noted that the annual turnover rate for housing authorities typically ranges from 15% to 25%, indicating positive progress in employee retention.

Regarding workplace safety, Ms. Drake reported that there were no work-related injuries during the month of May, and that the Agency had achieved 41 consecutive days without an incident. However, an incident occurred in June, which restarted the Agency's consecutive incident-free day count.

Ms. Drake provided an update on the Agency's Ethical Awareness Campaign. As part of the initiative, employees participated in an ethics-themed word search activity, with approximately 52 completed entries received. She stated that there was a lot of positive feedback from Employees and that the activity provided a good way to reinforce ethical awareness throughout the Agency. Ms. Drake stated that Mrs. Tapia randomly selected five participants, each of whom received a $20 gas card.

Ms. Drake concluded that May was a positive month for Human Resources, particularly in the areas of recruitment, employee retention, workplace safety, and employee engagement.

Public Safety

Mr. Alex Kump, Director, provided the Board with an update regarding security concerns near the Grandview Park Manor area where homeless camps are located. He noted that the camps are on Unified Government property adjacent to, but not on, Housing Authority property. Staff reported that the camps were identified and that the Agency coordinated with the Kansas City, Kansas Police Department's Community Policing Unit to address the concerns. Following those efforts, Staff confirmed that no additional incidents had been reported at Grandview Park Manor, which was viewed as a positive development. However, during recent renovations, several incidents occurred involving stolen air-conditioning units and equipment, as well as property break-ins and damage.

Mr. Kump stated that Staff also discussed concerns raised by Residents at several high-rise and other properties regarding individuals congregating and consuming alcohol in common outdoor areas. He stated that the gatherings can sometimes attract individuals who are not Residents and may result in additional issues, including littering. To address the concerns, the Agency obtained signage prohibiting loitering and open containers in designated areas. The signs will be installed at appropriate locations, particularly as outdoor activity increases during the warmer months.

Mr. Kump concluded by informing the Board of the previously awarded Safety and Security Grant. He reported that, following the completion of the Request for Proposals (RFP) process and meetings with prospective vendors, Electronic Technology, Inc. (ETI) was selected as the successful bidder and has formally accepted the award.

Housing Operations

Ms. Brandi Fulson, Housing Operations Manager stated that four units were and that prospective Residents are scheduled to view the units in an effort to have all four leased. Ms. Fulson noted that aside from the newly available units, the property remains fully occupied. She expressed confidence that units would be leased quickly.

Ms. Fulson further reported that another property experienced a higher number of move-outs during the month, resulting in the occupancy rate decreasing to approximately 89%. She stated that Staff is actively working to lease the available units and anticipates that the occupancy rate will increase in the near future.

Maintenance

Mr. Jerry Glavin, Director of Facilities/Development and Revitalization, informed the Board of the progress of unit turnovers and that he has implemented a more coordinated approach. Rather than assigning Staff to multiple units simultaneously, the Maintenance Staff now works collectively to complete one unit at a time. He explained that Staff are assigned specific tasks based on their areas of expertise, allowing the necessary work to be completed more efficiently. Under this approach, the goal is to complete a unit turnover within approximately one to one-and-a-half days before moving on to the next unit. Noting that the revised process appears to be working well and has made the unit turnover process more efficient and manageable for the Maintenance Staff.

Mr. Glavin reported that the Maintenance Department is currently conducting annual inspections in preparation for the upcoming HUD NSPIRE inspections. He noted that several properties have already been inspected and that Maintenance Staff will return to those locations to complete the necessary repairs and address any identified deficiencies.

Commissioner Dr. Miller asked Mr. Glavin to share information regarding a session they attended during the PHADA Conference. She noted that attendees were impressed to learn that the Maintenance Department had already implemented the work order follow-up process that was being presented during the session.

Mr. Glavin explained that the Agency's work order process includes a checklist requiring Maintenance Staff to inspect several key safety items whenever responding to a service call, including GFCI outlets, smoke and carbon monoxide detectors, and thermostats. He stated that this proactive approach helps ensure that units remain in compliance and prepared for HUD NSPIRE inspections.

Mr. Glavin further noted that Maintenance Staff frequently discover smoke detectors that have been removed by residents and use these service calls as an opportunity to replace them and ensure that units remain safe and secure. He shared that the Agency implemented this practice several years ago and that the PHADA training presenters were impressed to learn that KCKHA was already utilizing the process discussed during the session.

Vice-Chairman Rios commended Staff for their efforts in improving the unit turnaround process. He referenced information shared during the PHADA training regarding housing authorities achieving one-day unit turnarounds by utilizing an "all hands-on-deck" approach. He expressed his appreciation that the Agency's Maintenance Staff is implementing a similar team-based approach to preparing vacant units for occupancy.

Vice-Chairman Rios emphasized the importance of continuing these efforts, noting that occupancy is critical to the Agency's budget and overall operations. He stressed that achieving and maintaining strong occupancy levels requires a coordinated effort among all Staff rather than relying on one individual or department. He further noted that having Staff working collectively and in sync ultimately benefits the Agency's Residents and the community as a whole. Vice-Chairman Rios concluded by thanking and commending Staff for their continued efforts.

Mr. Glavin further added that, during the NSPIRE training session at PHADA Conference, it was determined that the Agency was already implementing many of the practices presented during the session. He noted that one area identified for continued advancement is the integration of mobile technology to support the inspection process.

Mrs. Tapia stated that connectivity remains a challenge in certain Agency buildings, particularly when attempting to capture inspection data through mobile application. The goal is to identify a solution that will allow information to be stored when internet connectivity is unavailable and automatically uploaded once connectivity is restored, without the loss of inspection data. She stated that challenges are most prevalent he area during property inspections and the need for a mobile solution that would allow inspection data to be captured and retained when internet service is unavailable. She stated that without this capability, information will have to be manually reentered once connectivity is restored, resulting in duplication of work.

Commissioner Warner suggested Starlink as a potential solution for areas with limited connectivity. She stated that service is affordable, costing approximately $50.00 per month. She further explained that when service is not being utilized, it can be placed on pause, reducing the monthly cost to approximately $5.00 a month to maintain the service. Commissioner Warner also noted that the complete equipment kit costs approximately $200.00.

Mrs. Tapia informed the Board that the Agency is working to develop an application capable of capturing the specific data required for its inspection process, as there is currently no application available that meets the Agency's data collection needs. She noted that she will meet with Mrs. Mary Stillwell, Director of Information Technology, to further discuss the requirements and work through logistics.

Family Self-Sufficiency

Mrs. Glenda Jefferson, Ross Coordinator, shared a success story regarding a Plaza Resident who entered the program while actively seeking employment and expressing a strong desire to work. After learning that the Maintenance Department was in need of additional assistance, she connected the Resident with Mr. Glavin, who then interviewed him for employment. She noted that the Resident is currently employed with the Agency and is doing well in his position.

Communications

Mr. Rion Tapia, Communications Coordinator, provided the Board with the proposed Chalet Manor logo and signage, with the goal of creating a recognizable and consistent identity throughout the property. It was explained that the new identity system would support signage, wayfinding, Resident communications, and improved property identification for visitors and emergency responders.

Mr. Tapia identified the proposed location for the new signage at the property entrance off Ruby Avenue and demonstrated how the signage design would complement the architectural concepts previously approved for the Chalet Manor redevelopment. He displayed various stages of the logo development process to include including the design principles, font selection, color palette, and overall visual identity developed specifically for Chalet Manor.

Mr. Tapia informed the Board of the visual renderings and how the proposed signage would appear at the entrance during both daytime and nighttime conditions. He stated that the proposed signage will include backlighting to enhance visibility and readability after dark while also supporting safety and ease of identification.

Mr. Tapia emphasized that, although the Chalet Manor name will remain unchanged, the new logo, signage, and visual identity are intended to communicate the significant transformation of the property and create a welcoming first impression reflective of the newly redeveloped Chalet Manor.

Mrs. Tapia added that the design was intentionally developed to maintain a visual connection between Chalet Manor and the Kansas City Kansas Housing Authority. The color palette incorporated into the new Chalet Manor logo reflects the colors currently utilized by the Housing Authority, providing a subtle connection to the Agency while also establishing a fresh and improved identity for the newly redeveloped property.

Mr. Tapia included a proposed signage concept for the Chalet Manor Community Center, which would provide an additional point of identification and clearly communicate the location of the property's office. He stated that the current property lacks a clear and efficient wayfinding system and that the proposed signage would provide a more effective means for Residents, Property Management Staff, emergency first responders, and delivery drivers to easily navigate the property and identify specific buildings and units.

Vice-Chairman Rios commended the detailed work on the signage concept, noting that it maintains a subtle connect to the Housing Authority may help reduce preconceived perceptions often associated with traditional public housing signage. He expressed the support for the use illuminated signage, referencing a similar signage project previously undertaken by a local college and noted that lighting can significantly enhance visibility, recognition, and the overall impression of a property without necessarily creating a significant additional expense.

Vice-Chairman Rios reiterated a desire for the Board to consider changing the Chalet Manor name as the redevelopment moves forward. He noted that longstanding property names can sometimes carry historical perceptions or associations and suggested that a new name could further support the goal of establishing a renewed identity for the redeveloped property.

Mrs. Tapia stated that maintaining the Chalet Manor name allows the Housing Authority to take ownership of the positive transformation and demonstrate its commitment to improving the property and the quality of life for its Residents. Mrs. Tapia noted that an established name does not have to change simply because improvements or new concepts are introduced. She concluded that the redevelopment represents an opportunity to demonstrate that it is still Chalet Manor, but a new and improved Chalet Manor.

Commissioner Dr. Brown stated that the Agency is transitioning from being viewed solely as traditional Public Housing toward establishing a broader and more modern identity as a Housing Authority. She stated that the proposed Chalet Manor branding and signage support the transition by presenting a refreshed image while generating curiosity and changing perceptions of what Public Housing can look like. She stated that the approach is forward-thinking and visionary, positioning the Housing Authority ahead.

Commissioner Warner acknowledged both perspectives regarding the naming of Chalet Manor, noting that changing the name could provide the property with a fresh start, while retaining it could demonstrate the Housing Authority's commitment to revitalizing the property and growing with the community. As a possible compromise, Commissioner Warner suggested removing "Manor" from the name and simply referring to the property as "Chalet," which would provide a refreshed identity while maintaining a connection to the property's history.

Commissioner Dr. Miller expressed strong support for the proposed signage particularly emphasizing the safety benefits associated with improved wayfinding throughout the property. She noted that clearly identifying buildings and units would assist Emergency Responders to quickly locate the appropriate area during an emergency. She further noted that the proposed signage provides an upscale and professional appearance and sends a positive message regarding the transformation of Chalet Manor.

Mr. Tapia stated that advancements in technology provide opportunities to make the proposed signage both cost-effective and sustainable. He stated that solar-powered lighting could be utilized to collect energy during the day and illuminate the signage at night, potentially reducing ongoing energy costs.

Mr. Tapia noted that consideration was given to the long-term durability and maintenance of the proposed signage while explaining that recessed lighting and durable material selections could help extend the lifespan of the signage. He further noted that utilizing materials that are easily cleaned would allow the Agency to quickly address vandalism or other damage while maintaining the overall appearance of the property.

***** Concludes the ED Report *****

New Business Consent Items

Resolution No. 2026-12| *Accept the proposal and authorize a contract for lighting and security cameras at Douglas Heights Family, St. Margaret's Park, and Wyandotte Towers properties with Electronic Technology, Inc.*

Commissioner Warner made a motion to approve. Commissioner Dr. Miller second the motion. The following votes were recorded:

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

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

Public Comments:
None Registered

Committee Reports

Bylaws | Commissioner Barber, *Chair*:

No report.

Finance | Vice-Chairman Rios, *Chair*:

Vice-Chairman Rios directed the Board to the March and April Financial Reports included in the packet. He noted that March represents the Agency's fiscal year-end closeout, with the Agency ending the fiscal year in a positive financial position, while April represents the beginning of the new fiscal year.

Vice-Chairman Rios explained that certain purchases made during one reporting period with the related requisitions may not have been processed until several months later. As a result, some expenditures reflected in April, May, and possibly June may need to be allocated back to March. He asked the Board to remain cognizant of the adjustments when reviewing the financial reports, as they may temporarily affect the overall representation of the Agency's financial position.

Vice-Chairman Rios noted that Finance continues to monitor and appropriately distinguish expenditures and plan to conduct a mid-year budget review; similar to the process completed during the previous year. He stated that this is required to determine whether any budget adjustments are necessary. He stated that Staffing levels will also continue to be monitored to ensure the Agency remains adequately funded to sustain its current staffing needs.

Vice-Chairman Rios further noted that occupancy was identified as a significant driver of the Agency's budget. He stated that although occupancy is currently slightly below expectations, it was noted that the Agency is only at the beginning of the fiscal year and there is no immediate cause for concern.

Public Information | Commissioner Escarcega, *Chair*:

Commissioner Escarcega reported that the Committee has an upcoming meeting scheduled for Wednesday, June 24th. He stated that in the coming months, the Board will be presented with asset maps and an overview of the various projects, activities, and work completed throughout the initiative.

Commissioner Escarcega gave recognition to Commissioner Schibi and Commissioner Duff for their participation and support.

Personnel Committee | Commissioner Schibi, *Chair:*

No Report

Development and Improvement | Commissioner Warner, *Chair*:

Commissioner Warner passed around a report detailing the meeting stating that the Committee received an update on the Energy Performance Contract (EPC) loan buyout associated with Chalet Manor. She informed that the final amount is approximately $224,000, representing a significant reduction from the original amount of approximately $900,000 to $928,000. Commissioner Warner recognized Mrs. Tapia for her due diligence and efforts in reviewing and negotiating the amount to ensure the figures were accurately determined

Commissioner Warner informed the Board of the closing process for Chale Manor, noting that a Special Board Meeting is scheduled for the following week to address matters associated with the transaction.

Commissioner Warner stated that the Agency is awaiting the necessary RAD Conversion Commitment (RCC) documentation for Glanville Towers to move the process forward, with the potential to close on the property sometime in October.

Commissioner Warner reported that the Committee discussed obtaining HAI insurance coverage for the 501(c)(3) and is working on getting the document for Board Members.

Commissioner Warner informed that the Committee received the beginning of the rubric and that it will provide a structured method for evaluating and weighing various criteria to determine how the Agency's properties should be prioritized for future redevelopment. She stated that rather than making redevelopment decisions on an individual or informal basis, the goal is to establish a more strategic and comprehensive approach to allocating resources and identifying future investments.

Resident Participation | Commissioner Duff, *Chair*:

Commissioner Duff informed that the Committee did not meet in the month of June but will meet on July 28, 2026.

Strategic Planning |

No Report

Commissioner Schibi asked Commissioner Duff to share her experience with a Resident with neighboring movement class.

Commissioner Duff explained that a Resident who lives at Plaza Towers as a caretaker for her mother. She stated that the individual had expressed concerns regarding bullying and was experiencing difficulty engaging others and building a sense of community within the property.

As part of the Neighborhood Movement initiative, Commissioner Duff worked with the individual to identify ways to connect with neighbors by recognizing their individual talents and encouraging them to contribute those talents to community activities. Commissioner Duff visited Plaza Towers and walked through the property with the individual, demonstrating that building relationships can begin with something as simple as acknowledging and greeting neighbors.

As a result, Residents began coming together and organized a community barbecue, with individuals contributing food and other items to support the gathering. Commissioner Duff emphasized that the Neighborhood Movement does not require Residents to know everyone personally but rather encourages small interactions that can gradually build relationships, strengthen communication, and create a greater sense of community among Residents.

1:36 p.m. | Meeting adjourned

X

Matthew T. Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

Kansas City Kansas Housing Authority
1124 North 9th Street
Kansas City, Kansas 66101-2197
(913) 281-3300 | FAX (913) 279-3428 | TTY (800) 766-3777
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Executive Summary

KCKHA continued to move full steam ahead in June and July 2026, with steady progress across Operations, Capital Improvements, Resident Services, Financial Oversight, and Public Safety.

Capital and Modernization activity remained active across multiple properties, including Rosedale Towers, Bonner Springs, Westgate Towers, fire restoration, and security planning to increase camera installations on KCKHA properties.

The Housing Choice Voucher Program remained stable, with more than 1,080 vouchers leased and a projected year-end funding balance of approximately $7.1 million in HAP & Utility payments.

Resident-focused initiatives continued with Educational Services, Workforce Readiness, Youth Engagement, Nutritional Awareness, Digital Literacy, and Family-Support programs. Family Self-Sufficiency (FSS) escrow balances exceeded $201,000 with 67 participants enrolled in the FSS program.

Public Housing Operations

Occupancy and Leasing Performance

KCKHA had a slight decrease in occupancy from June to July. Resident Selection will continue to focus on properties with elevated vacancy levels while working closely with Managers and Facility Management to ensure timely unit turnovers and lease-ups.

Metric	June 2026	July 2026
Total Units Available for Occupancy	1,669	1,669
Occupied Units	1,429	1,406
Vacant Units	206	213
Occupancy Rate	88%	87%

Public Housing Highest Performing Properties

- Plaza Towers: 99% occupied
- Westgate Villa: 93% occupied
- Belrose Manor: 93% occupied (July)
- Welborn Villa: 93% occupied (July)

- Oak Parkview North: 95% occupied (July)
- K1-23-N. 63 Terr, N. 57th St., S. 73rd, Osage, Kansas Ave., 100% occupied (July)

Areas Requiring Continued Occupancy Focus

- Wyandotte Towers remained at approximately 76% occupancy.
- Bonner Springs remained at 74% occupancy.
- Several scattered-site portfolios continue to experience higher vacancies due to modernization and turnover activity.

Facilities Management

During June and July, staff completed 4,548 work orders and prepared 36 units for occupancy. July resident follow-up reflected no unfavorable service responses. Management continues to work diligently to turn unit timely in order to increase occupancy numbers.

Capital Fund Program and Modernization

KCKHA continued managing a significant capital portfolio, with more than $35.5 million secured across active Capital Fund years and approximately $16.2 million available as of July 2026 for approved modernization activity.

Major work remained focused on Rosedale Towers modernization, fire restoration, Bonner Springs exterior repairs, security camera implementation, and additional related procurement activity.

Housing Choice Voucher Program

The Housing Choice Voucher Program (HCV) remained stable, with 1,080 vouchers under lease, 226 participating landlords, and 235 Project-Based Voucher units as of July 2026. The program continues serving 40 VASH households while managing rental-market demand through active voucher issuance and budget oversight.

HCV Financial Performance

Month	*HAP Expense*
June 2026	$1,209,936
July 2026	$1,193,824

Family Self-Sufficiency Program (FSS)

The Family Self-Sufficiency Program continued to support economic mobility, with 67 active participants, 38 employed participants, 27 escrow accounts, one July graduate, and total escrow balances of $201,036.

Resident Opportunity Self-Sufficiency (ROSS)

ROSS continues to strengthen resident stability and long-term self-sufficiency through targeted education, youth enrichment, family support, nutrition education, digital literacy, and workforce readiness initiatives. Key summer programming included Learning Club activities, Kansas City Kansas Community College (KCKCC) Kids on Campus, Healthy Parents, Healthy Kids, and expanded health and housekeeping workshops designed to support resident engagement, personal development, and improved quality of life.

Communications and Community Engagement

Communications and marketing remain critical to strengthening resident trust, improving access to information, and ensuring consistent public awareness of KCKHA programs and priorities. Current efforts include website functionality improvements, Back-to-School outreach, the Chalet Manor logo and signage initiative, and the resident handbook, all of which support clearer resident communication, stronger community engagement, and a more consistent agency identity.

Public Safety

Public Safety plays a critical role in supporting community engagement by helping maintain safe, stable, and accessible housing environments where residents can participate in services, programs, and neighborhood activities. In June, Public Safety documented 100 incident types across 50 reports, with continued attention on property enforcement, resident safety, unauthorized access, disturbances, and quality-of-life concerns. Staff also supported food distribution at Bethany, Glanville, Westgate, and Wyandotte Towers through local pantry partnerships, reinforcing Public Safety's broader role in resident support, visibility, and community trust.

Kansas City Kansas Housing Authority
June 2026 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	88	12	1		89%	89%
K1-3 D(1) CYRUS K. HOLIDAY	60	55	5	1	-	93%	93%
K1-4*M(1) D(8) WYANDOTTE TOWERS	302	235	67	2	-	78%	82%
K1-5*M(2) D(1) BELROSE MANOR	90	84	6	1		94%	93%
K1-6 Elderly DOUGLAS HEIGHTS (e)	101	93	8		-	92%	91%
K1-6 D(3) Family DOUGLAS HEIGHTS (f)	99	84	15	1		86%	91%
K1-7 D(1) SCATTERED SITES	24	23	1	-		96%	92%
K1-9 D(1) SCATTERED SITES	30	21	9		1	73%	90%
K1-10 *M(2) SCATTERED SITES	42	32	10		2	81%	90%
K1-11 M(1) D(1) GRANDVIEW PARK	40	34	6	1		88%	85%
K1-13 WELBORN VILLA	80	71	9	-		89%	94%
K1-14 BETHANY PARK TOWERS	153	136	17	-		89%	86%
K1-15 *M(6) SCATTERED SITES	20	18	2	-	-	90%	90%
K1-18 ROSEDALE TOWERS	122	81	8	-	33	93%	96%
K1-20 D(1) WESTGATE TOWERS	163	151	11	1		93%	89%
K1-21 D(1) SCATTERED SITES	8	7	1			88%	100%
K1-22 WESTGATE VILLA	20	18	2		1	95%	90%
K1-23 D(1) SCATTERED SITES	38	36	2			95%	89%
K1-24 M(18) PLAZA TOWERS	115	114	1			99%	97%
K1-25 D(1) SCATTERED SITES	12	11	1			92%	100%
AMP 58 Bonner Springs (absorbed 7/1/21)	50	37	13	-		74%	78%
Total PH Units Available for Occupancy (excluding K1-12 & K1-17)	1,669	1,429	206	8	37	88%	89%

(*) Modernization units

Kansas City Kansas Housing Authority
June 2026 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	206	24	3		91%
#53 Cyrus, Douglas (f)	159	139	20	2	-	89%
#54 (Scatterd Sites 07,09,10,15,21,23,25)	174	148	26	-	3	85%
#55 (Wyandotte Towers)	302	235	67	2	-	78%
#56 (Bethany,Douglas (E) ,Rosedale)	376	310	33	-	33	82%
#57 (Welborn Villa, WestgateTowers, Westgate Villa, Plaza Towers)	378	354	23	1	1	94%
#58 (Bonner Springs)	50	37	13	-	-	74%
Total Units	1,669	1,429	206	8	37	88%

Special Use Units *

*St. Margaret - Resident Council

*St. Margaret - Sabrina Family Conservacy

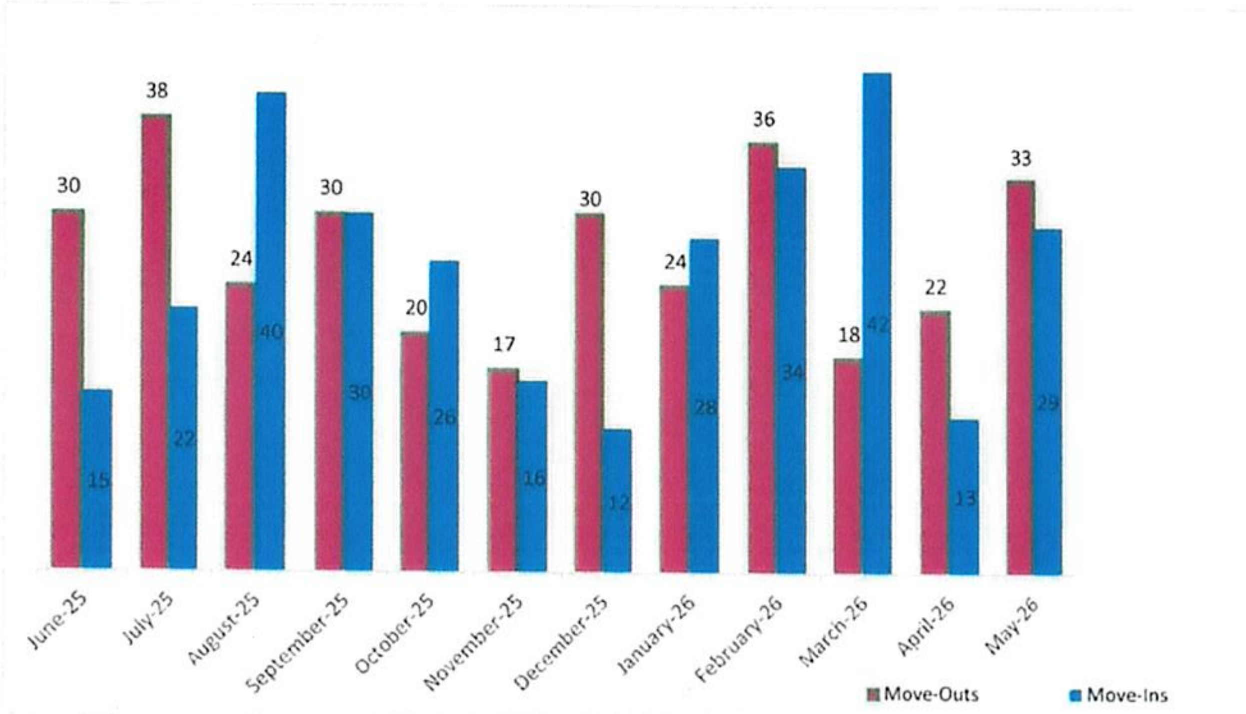
* Wyandotte Towers - Wyndt Mental Health

* Youth Build - Bellrose

* Family Self Sufficiency

Monthly Move-outs and Move-ins

Kansas City Kansas Housing Authority
The Last 12 Months



H.M.S. for Windows

PH Tenant Move-Out Reasons by Reasons - Summary

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Count	Percent	Reason
4	21.1%	Illness or Death
6	31.6%	Non-Payment of Rent
1	5.3%	PH Unit Xfer
4	21.1%	PH-Desired Different Location
1	5.3%	PH-Drugs or Criminal Activity
1	5.3%	PH-Houskeeping Issues
1	5.3%	PH-Medical Issues
1	5.3%	PH-Went to Section 8

Rpt cnt: 19

Kansas City Kansas Housing Authority
July 2026 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	87	12	1		88%	89%
K1-3 D(1)		-					
CYRUS K. HOLIDAY	60	53	6	1	-	90%	93%
K1-4*M(1) D(8)		-					
WYANDOTTE TOWERS	302	228	72	2	-	76%	82%
K1-5*M(2) D(1)		-					
BELROSE MANOR	90	83	6	1		93%	93%
K1-6 Elderly		-					
DOUGLAS HEIGHTS (e)	101	91	10		-	90%	91%
K1-6 D(3) Family		-					
DOUGLAS HEIGHTS (f)	99	82	16	1		84%	91%
K1-7 D(1)		-					
SCATTERED SITES	24	21	3	-		88%	92%
K1-9 D(1)		-					
SCATTERED SITES	30	14	10		6	67%	90%
K1-10 *M(2)		-					
SCATTERED SITES	42	30	10		2	76%	90%
K1-11 M(1) D(1)		-					
GRANDVIEW PARK	40	34	5	1		88%	85%
K1-13		-					
WELBORN VILLA	80	74	6	-		93%	94%
K1-14		-					
BETHANY PARK TOWERS	153	136	17	-		89%	86%
K1-15 *M(6)		-					
SCATTERED SITES	20	19	1	-	-	95%	90%
K1-18		-					
ROSEDALE TOWERS	122	80	9	-	33	93%	96%
K1-20 D(1)		-					
WESTGATE TOWERS	163	150	12	1		93%	89%
K1-21 D(1)		-					
SCATTERED SITES	8	7	1			88%	100%
K1-22		-					
WESTGATE VILLA	20	17	2		1	90%	90%
K1-23 D(1)		-					
SCATTERED SITES	38	38	-			100%	89%
K1-24 M(18)							
PLAZA TOWERS	115	114	1			99%	97%
K1-25 D(1)		-					
SCATTERED SITES	12	11	1			92%	100%
AMP 58		-					
Bonner Springs (absorbed 7/1/21)	50	37	13	-		74%	78%
Total PH Units Available for Occupancy (excluding K1-12 & K1-17)	1,669	1,406	213	8	42	87%	89%

(*) Modernization units

Kansas City Kansas Housing Authority
July 2026 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	204	23	3		90%
#53 Cyrus, Douglas (f)	159	135	22	2	-	86%
#54 (Scatterd Sites 07,09,10,15,21,23,25)	174	140	26	-	8	80%
#55 (Wyandotte Towers)	302	228	72	2	-	76%
#56 (Bethany,Douglas (E) ,Rosedale)	376	307	36	-	33	82%
#57 (Welborn Villa, WestgateTowers, Westgate Villa, Plaza Towers)	378	355	21	1	1	94%
#58 (Bonner Springs)	50	37	13	-	-	74%
Total Units	1,669	1,406	213	8	42	87%

Special Use Units *

*St. Margaret - Resident Council

*St. Margaret - Sabrina Family Conservacy

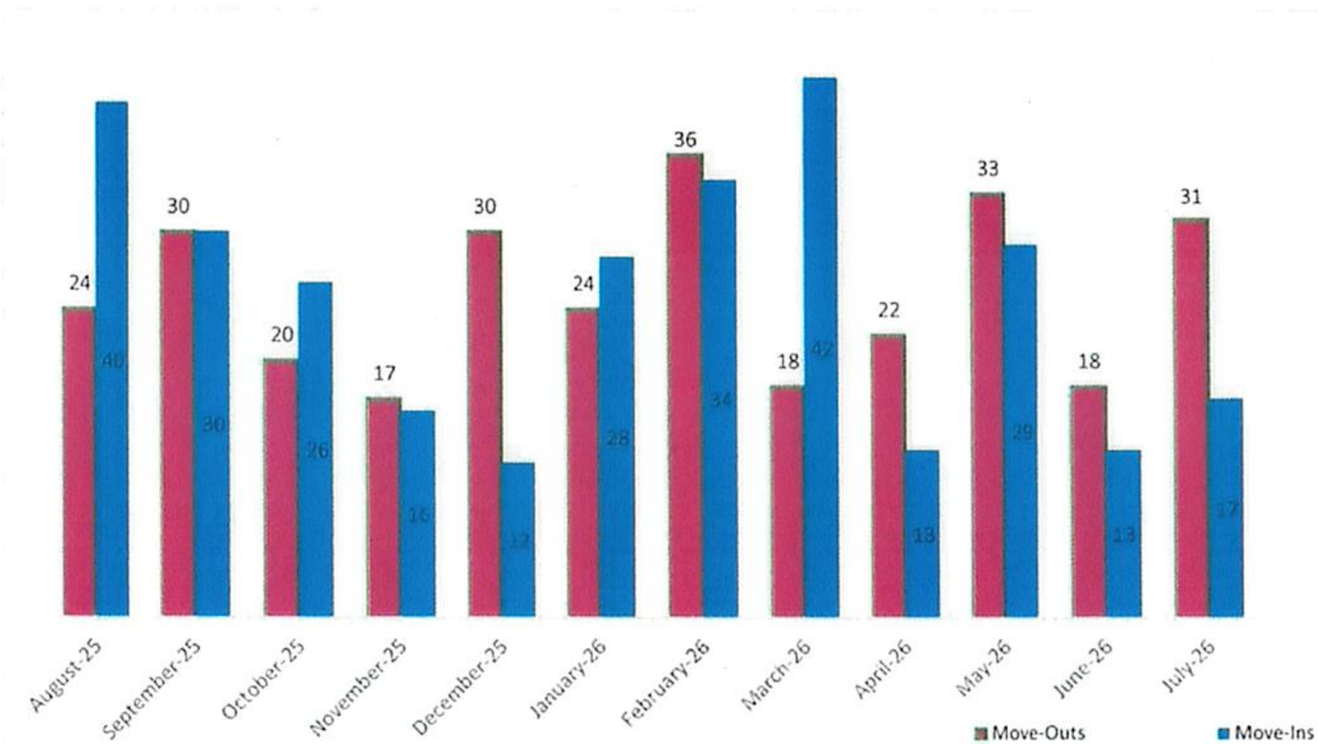
* Wyandotte Towers - Wyndt Mental Health

* Youth Build - Bellrose

* Family Self Sufficiency

Monthly Move-outs and Move-ins

Kansas City Kansas Housing Authority
The Last 12 Months



Count	Percent	Reason
2	6.5%	Illness or Death
2	6.5%	Lease Violation
15	48.4%	Non-Payment of Rent
4	12.9%	PH Unit Xfer
1	3.2%	PH-Abandoned Unit
2	6.5%	PH-Desired Different Location
2	6.5%	PH-Houskeeping Issues
2	6.5%	PH-Medical Issues
1	3.2%	PH-Multiple Lease Violations

Rpt cnt: 31

KANSAS CITY KANSAS HOUSING AUTHORITY
MAINTENANCE REPORT
FOR THE MONTH OF June

CUSTOMER SERVICE & SATISFACTION SURVEY - June

Date	Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
06/01/26	98	26	124	9	9	0	17
06/02/26	109	26	135	9	9	0	17
06/03/26	78	19	97	9	9	0	10
06/04/26	97	9	106	7	7	0	2
06/05/26	161	25	186	6	6	0	19
06/08/26	93	34	127	23	23	0	11
06/09/26	54	30	84	6	6	0	24
06/10/26	104	35	139	17	17	0	18
06/11/26	124	25	149	16	16	0	9
06/12/26	99	23	122	16	16	0	7
06/15/26	94	11	105	8	8	0	3
06/16/26	76	18	94	10	10	0	8
06/17/26	90	28	118	11	11	0	17
06/18/26	176	21	197	7	7	0	14
06/22/26	158	25	183	17	17	0	8
06/23/26	182	25	207	11	11	0	14
06/24/26	167	18	185	13	13	0	5
06/25/26	217	12	229	7	7	0	5
06/26/26	73	10	83	5	5	0	5
06/29/26	46	26	72	13	13	0	13
06/30/26	36	20	56	12	12	0	8
	2,332	466	2,798	232	232	0	201
				(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	126	150	276
Units in Mod	3	34	37
Fire Units	6	0	6
Defer Maint	0	0	0
Rentable Units	123	116	239
Move-Ins	3	10	13
Move-Outs	5	13	18
Units Available	2	1	3

KANSAS CITY KANSAS HOUSING AUTHORITY
MAINTENANCE REPORT
FOR THE I MONTH OF JULY

CUSTOMER SERVICE & SATISFACTION SURVEY - JULY

Date	Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
07/01/26	19	37	56	15	15	0	22
07/02/26	44	19	63	5	5	0	14
07/06/26	41	34	75	20	20	0	14
07/07/26	29	35	64	22	22	0	13
07/08/26	38	26	64	16	16	0	10
07/09/26	130	27	157	14	14	0	13
07/10/26	36	14	50	8	8	0	6
07/13/26	35	28	63	18	18	0	10
07/14/26	97	21	118	13	13	0	8
07/15/26	40	27	67	13	13	0	14
0716/26	28	21	49	13	13	0	8
07/17/26	88	22	110	11	11	0	11
07/20/26	83	30	113	17	17	0	13
07/21/26	33	19	52	12	12	0	7
07/22/26	26	27	53	14	14	0	13
07/23/26	102	29	131	19	19	0	10
07/24/26	41	23	64	9	9	0	14
07/27/26	63	24	87	13	13	0	11
07/28/26	89	17	106	11	11	0	6
07/29/26	37	17	54	9	9	0	8
07/30/26	91	10	101	7	7	0	3
07/31/26	36	17	53	6	6	0	11
	1,226	524	1,750	285	290	0	245
				(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 — 102% 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	130	156	286
Units in Mod	3	34	37
Fire Units	6	0	6
Defer Maint	0	0	0
Rentable Units	127	122	249
Move-Ins	6	15	21
Move-Outs	11	20	31
Units Available	1	1	2

KCKHA - Capital Fund

	2022	2023	2024	2025	2025	2026	Total
Awarded	6,868,450.00	6,890,000.00	7,127,000.00	7,113,616.60	187,500.00	7,319,066.00	35,505,632.60
Approved	6,868,450.00	6,890,000.00	7,127,000.00	7,113,616.60	187,500.00	7,319,066.00	35,505,632.60
Recaputured 7/15/25							-
Additional Funding		21691.00		54,910.00			76,601.00
	6,868,450.00	6,911,691.00	7,127,000.00	7,168,526.60	187,500.00	7,319,066.00	35,582,233.60
Dibursed as of 3/31/26	6,856,276.06	4,090,933.06	5,422,319.31	1,592,576.50	-	-	17,962,104.93
Date Received in the Current FY							
4/10/2026		24,872.91	44,983.30	8,729.35			78,585.56
4/22/2026			1,154.75	277,040.00			278,194.75
4/23/2026				43,359.34			43,359.34
5/1/2026	12,173.94	168,215.13	80,713.59	2,705.44			263,808.10
5/11/2026		14,762.00	112,557.28	711.01			128,030.29
5/22/2026				4,250.94			4,250.94
5/29/2026				2,962.83			2,962.83
6/12/2026		82,523.70	73,057.30	3,466.53			159,047.53
6/26/2026		55,668.02	139,626.23	24,680.63			219,974.88
Total	12,173.94	346,041.76	452,092.45	367,906.07		-	1,178,214.22
Total Disbursed - current	6,868,450.00	4,436,974.82	5,874,411.76	1,960,482.57			19,140,319.15
Available Balance	-	2,474,716.18	1,252,588.24	5,208,044.03	187,500.00	7,319,066.00	16,441,914.45

MODERNIZATION AND DEVELOPMENT REPORT – June 2026

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 – Painting has been completed in all apartments on the 12th floor. Installation of luxury vinyl plank flooring in the bathrooms and kitchens/living rooms has also been completed. Electrical fixtures, switches, and bathroom fixtures have been installed in the units. The project continues to progress on schedule, with work advancing as expected.

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 has been completed on all three buildings. The contractor is currently addressing items identified on the punch list, with final closeout activities underway.

K1-9 Scattered Sites 933-935 New Jersey Fire Restoration – Restoration work is currently underway, with repairs progressing as expected. The project remains on track as restoration activities continue.

K1-9 Scattered Sites 842 Lyons Ave Fire Restoration – The contractor has mobilized and completed demolition activities. Coordination with the county is currently underway to obtain the necessary permits, after which restoration work will 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.

K1-11 Grandview Park Exterior Improvements. – Project has been completed.

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 – Concrete repairs are beginning the week of June 8th.

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

KCKHA - Capital Fund

	2022	2023	2024	2025	2025	2026	Total
Awarded	6,868,450.00	6,890,000.00	7,127,000.00	7,113,616.00	187,500.00	7,319,066.00	35,505,632.00
Approved	6,868,450.00	6,890,000.00	7,127,000.00	7,113,616.00	187,500.00	7,319,066.00	35,505,632.00
Recaputured 7/15/25							-
Additional Funding		21691.00		54,910.00			76,601.00
	6,868,450.00	6,911,691.00	7,127,000.00	7,168,526.00	187,500.00	7,319,066.00	35,582,233.00
Dibursed as of 3/31/26	6,856,276.06	4,090,933.06	5,422,319.31	1,592,576.50	-	-	17,962,104.93
Date Received in the Current FY							
4/10/2026		24,872.91	44,983.30	8,729.35			78,585.56
4/22/2026			1,154.75	277,040.00			278,194.75
4/23/2026				43,359.34			43,359.34
5/1/2026	12,173.94	168,215.13	80,713.59	2,705.44			263,808.10
5/11/2026		14,762.00	112,557.28	711.01			128,030.29
5/22/2026				4,250.94			4,250.94
5/29/2026				2,962.83			2,962.83
6/12/2026		82,523.70	73,057.30	3,466.53			159,047.53
6/26/2026		55,668.02	139,626.23	24,680.63			219,974.88
7/13/2026		7,260.00		196,558.30			203,818.30
Total	12,173.94	353,301.76	452,092.45	564,464.37		-	1,382,032.52
Total Disbursed - current	6,868,450.00	4,444,234.82	5,874,411.76	2,157,040.87			19,344,137.45
Available Balance	-	2,467,456.18	1,252,588.24	5,011,485.13	187,500.00	7,319,066.00	16,238,095.55

MODERNIZATION AND DEVELOPMENT REPORT – July 2026

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 – The 12th floor is getting close to completion. The first layer of drywall is currently being installed on the 11th floor and framing is underway on the 10th floor. All new vertical fan coil units have been replaced on all three floors for phase 1 of this project.

CAPITAL FUND PROGRAM 2024

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

Ongoing Projects/Progress:

K1-9 Scattered Sites 933-935 New Jersey Fire Restoration – All MEP rough in work has been completed. Awaiting electrical hook up from BPU for drywall to begin.

K1-9 Scattered Sites 842 Lyons Ave Fire Restoration – Mechanical and electrical rough in has been completed, plumbing rough in is currently underway.

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

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.
K1-11 Grandview Park Exterior Improvements. – Project has been completed.
K1-58 Bonner Springs Exterior Repairs – Project has been completed.

CAPITAL FUND PROGRAM 2025

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

Ongoing Projects/Progress:
K1-20 & 22 Westgate Tower, and Westgate Villas new parking lot resurfacing – Project began 6/06 and work is progressing as expected.

New Projects:
K1-18 Rosedale Towers Modernization Phase II - Bids were received on 7/15 and are awaiting A/E recommendations.

Security Cameras: Contract has been finalized; contractor is ordering supplies needed to get notice to proceed.

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

Section 8 Housing Choice Voucher Program Monthly Management Report

June/July 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
	$14,428,582															Utilization		YTD Utilization					
April	$10,797,664	$1,199,740	290	1,138	$1,242,531	$42,790	1,092	1,810	1,092	1,810	(718)	(718)	11	10	67	60.3%	148.1%	60.3%	148.1%	6	0.5%	10	0.9%
May	$9,555,133	$1,194,392	295	1,131	$1,230,574	$36,182	1,088	1,810	2,180	1,810	(722)	370	5	13	88	60.1%	146.7%	60.1%	146.7%	10	0.9%	11	1.0%
June	$8,324,559	$1,189,223	292	1,114	$1,209,936	$20,713	1,086	1,810	3,266	1,810	(724)	1,456	13	9	88	60.0%	144.2%	60.0%	144.2%	16	1.5%	12	1.1%
July	$7,114,623	$1,185,771	292	1,105	$1,193,824	$8,053	1,080	1,810	4,346	1,810	(730)	2,536	16	14	88	59.7%	142.3%	59.7%	142.3%	14	1.3%	11	1.0%

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. **June: 13 July: 16***

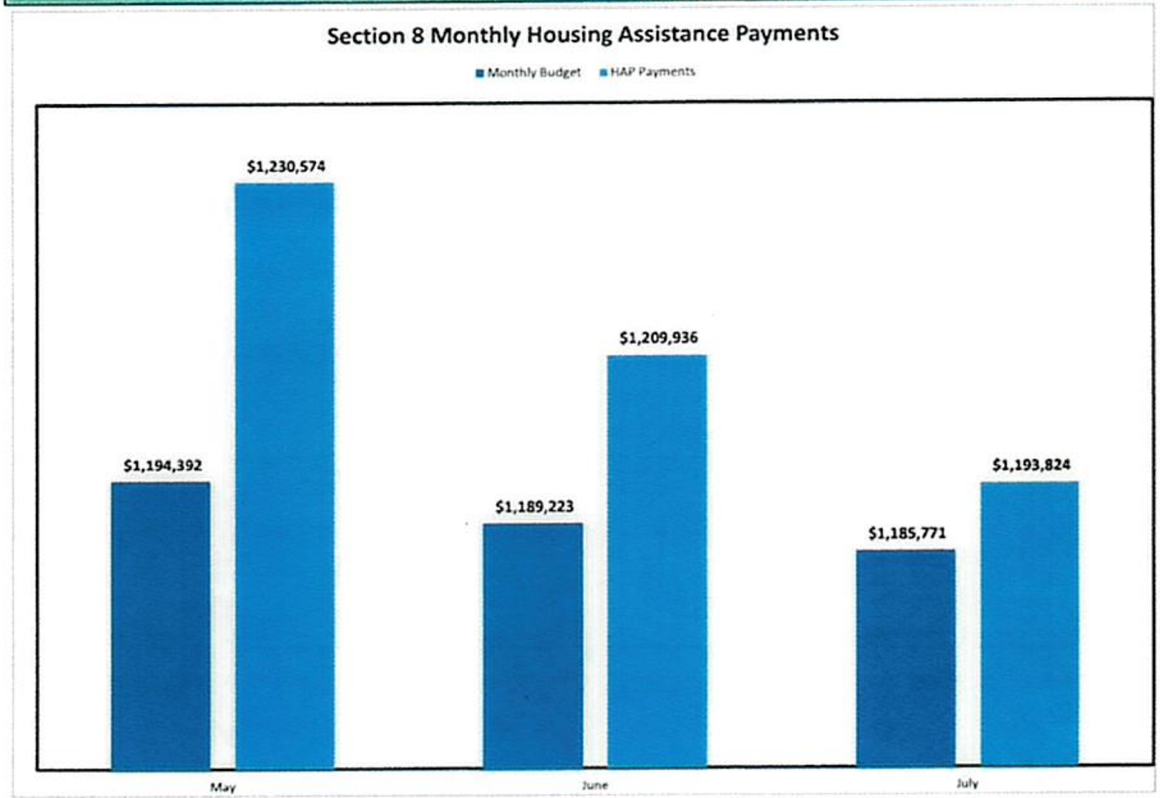
***Current Vouchers Looking:** This is the current numbers of vouchers that have been issued and the voucher holder* is searching for a unit. **June: 109 July: 140**

Homeownership: Current number of homeownership vouchers **June: 3 July: 3**

Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program . **enrolled HCV 34 Zero HAP Families June/July: 2**

Section 8 Housing Choice Voucher Program Monthly Management Report

6/1/2026 & 7/1/2026



June & July 2026 HCV Program Overview

The Housing Choice Voucher (HCV) Program is currently working with 226 participating landlords and maintains strong leasing activity across the portfolio. As of July, a total of 1,080 vouchers are leased, including 40 VASH households, with 4 additional VASH referrals received. The program also maintains 235 Project-Based Voucher (PBV) units under lease.

Financial Activity
For the month of June, Housing Assistance Payments (HAP) totaled $1,209,936,00.
For the month of July, Housing Assistance Payments (HAP) totaled $ 1,193,824.00.

Leasing an Admission Activity
A voucher issuance briefing was conducted on July 10th with 33 applicant families participating. This brings the total number of families actively searching for housing to 140. During June and July 29, new admissions were successfully processed and leased. The program currently has 27 households ported out to other housing authorities under billing arrangements and 2 families in Zero HAP status.

Waitlist Activity
The 2023 HCV waitlist remains near full utilization, with 56 applicant families remaining. Due to rising rental costs and ongoing monitoring of available budget authority, new waitlist selections will be temporarily paused for at least 30 days while staff assess program utilization and projected costs. The precautionary measure is intended to support program stability and ensure continued assistance for current program participants.

Training and Compliance
HCV staff participated in a Nelrod training on July 9, reviewing HCV Applicant & Participant File Management. Reviewing the purpose of file protocols ensuring information is easily accessible and in compliance with federal regulation.

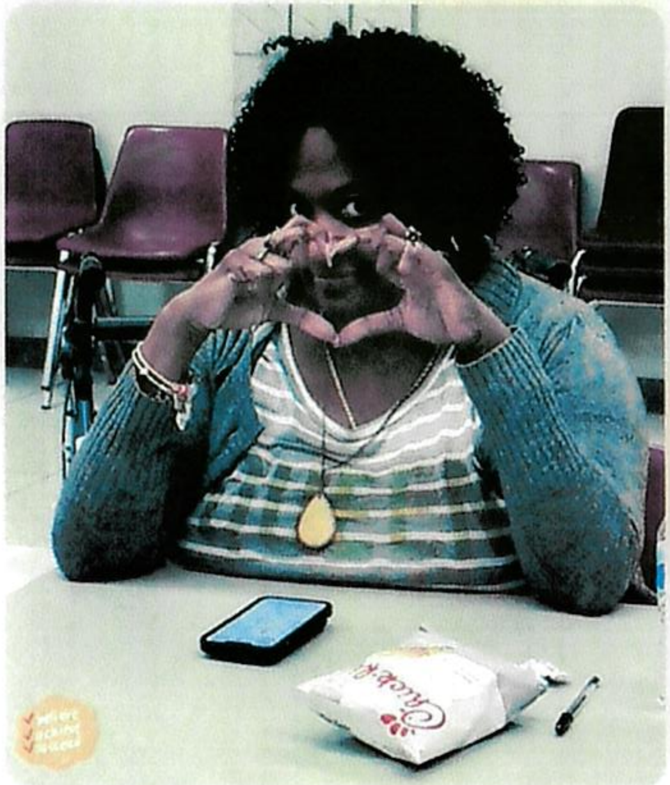
HCV Program Overview

Move OUT	EOP Reason	Project Name
S8 - EOP - Report		
From: 06/01/2026 Thru: 07/31/2026		
Programs: All Projects: All		
Processed Records: 30 Selected Records: 30		
Order By: Tenant Name		
6/30/2026	S8-Damages	Voucher HCV
6/23/2026	S8-Deceased	Voucher PB - Delaware Highlands
6/30/2026	S8-Deceased	Voucher PB - Delaware Highlands
6/30/2026	S8-Deceased	Voucher HCV
6/30/2026	S8-Deceased	Voucher PBV Crosslines 2024
7/31/2026	S8-Drugs or Criminal Activity	Voucher HCV
7/31/2026	S8-Eviction	Voucher VASH
7/31/2026	S8-Eviction	Voucher HCV
7/31/2026	S8-Eviction	Voucher HCV
6/30/2026	S8-Fail to comply w/Recert or HQS	Voucher HCV
6/30/2026	S8-Fail to comply w/Recert or HQS	Voucher HCV
6/30/2026	S8-Fail to comply w/Recert or HQS	Voucher HCV
7/31/2026	S8-Fail to comply w/Recert or HQS	Voucher HCV
7/31/2026	S8-Fail to comply w/Recert or HQS	Voucher PBV Crosslines 2024
7/31/2026	S8-Fail to comply w/Recert or HQS	Voucher HCV
6/30/2026	S8-Fail to report Family or Income Chg	Voucher HCV
6/30/2026	S8-Fraud	Voucher HCV
6/30/2026	S8-Repayment Default	Voucher PB-Eileen's Place
6/30/2026	S8-Request off Program	Voucher PB - Delaware Highlands
6/30/2026	S8-Request off Program	Voucher PB - Delaware Highlands
6/30/2026	S8-Request off Program	Voucher HCV
7/31/2026	S8-Request off Program	Voucher HCV
7/31/2026	S8-Request off Program	Voucher PB - Delaware Highlands
7/31/2026	S8-Request off Program	Voucher VASH
7/31/2026	S8-Request off Program	Voucher PB - Delaware Highlands
6/30/2026	S8-Vacated w/o notice	Voucher PB-Eileen's Place
6/30/2026	S8-Vacated w/o notice	Voucher HCV
7/31/2026	S8-Vacated w/o notice	Voucher HCV
7/31/2026	S8-Vacated w/o notice	Voucher HCV
7/31/2026	S8-Vacated w/o notice	Voucher HCV

FAMILY SELF-SUFFICIENCY PROGRAM SUMMARY - June & July 2026

	December	January	February	March	April	May	June	July
Currently Enrolled	65	68	67	68	70	68	67	67
New Participants	0	3	1	2	3	3	1	1
Exited	1	0	1	1	2	1	1	0
Ported	0	0	0	0	0	0	1	0
Graduated	3	0	0	0	0	1	1	1
Participants Employed	32	34	34	32	39	40	38	38
Participants with Escrow	28	31	31	31	31	30	28	27
Currently Contributing to Escrow	20	18	19	20	19	17	19	19
Total Escrow Balance	$ 181,282	$ 163,476	$ 171,073	$ 179,496	$ 188,438	$ 195,934	$ 198,850	$ 201,036
Monthly Escrow Balance	$ 8,220	$ 7,597	$ 8,403	$ 8,942	$ 7,496	$ 7,747	$ 8,040	$ 8,508
Appts with Participants	13	15	20	25	23	17	11	20
Initial Appts	0	3	1	2	3	3	1	1
SSI Only	4	5	5	5	6	7	9	10
TANF	3	3	2	2	2	2	3	3
Credit Pulled/Reviewed	1	1	0	1	3	1	1	1
Interim Withdrawls	0	0	$ 7,708.13	$ -	$ -	$ -	$ -	$ -
Escrow Dispersed	$ 30,749.24	$ -	$ -	$ -	$ -	$ 4,831.04	$ 5,853.32	$ 6,088.20

GREAT THINGS ARE HAPPENING IN FAMILY SELF-SUFFICIENCY



FSS Participant of the month

Ms. Rogers joined the FSS Program in March of 2026 following a head injury that paused her employment. Despite this setback, she works through her daily recovery challenges with a remarkable resilience, seeing her medical healing as a temporary setback rather than a permanent barrier.

She is focused on her goals to return to part-time employment and better spending habits so she can build an emergency savings. She stays optimistic and finds a genuine satisfaction in creating better stability for her and her husband.

Ms. Rogers is someone who gives everything she has to others. Even while working hard through her own recovery—which means she has to pace herself and rest a lot—she is still constantly looking for ways to share resources and help the people around her. Her kindness and work ethic are just incredible and her generosity, even in the middle of her own recovery, is inspiring. She is naturally a caretaker and is already thinking of how she can mentor the younger participants “so they can be successful.”

HARVEST FOR OUR HOUSING RESIDENTS

The Dotte Mobile Grocer program offers access to affordable and fresh food in Wyandotte County. Our residents look forward to the refrigerated mobile grocery store at their front door every week. Lower priced produce, dairy staples, and shelf-stable grocery items were always part of the grocery list. The Dotte ran routes from January to July and will resume early August.

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.

Futures First Healthy Parents, Healthy kids Program:

In partnership with the Kansas City Kansas Housing Authority, the Healthy Parents, Healthy Kids Program promoted family engagement through summer literacy activities and early childhood development. Families participated in reading activities, garden education, one-on-one support, Father's Day recognition, diaper distributions, and received fresh produce and milk through the Summer Food Program.

This month twenty-seven parents attended classes, fifteen dads were acknowledged for participation and volunteering, forty families with an average eighty-five children participated in the Diaper Distribution and Food Distribution.

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.

Learning Club provided students with enriching summer experiences focused on learning, recreation, and personal growth. During the week of June 8th, five students from Cyrus K. Holliday attended Wildwood Outdoor Camp, with additional students scheduled to participate next month. Students also enjoyed Learning Club Summer Camp, where they engaged in arts and crafts, outdoor activities, and shared meals in a fun and supportive environment. Beginning June 15th, students attended the Kids on Campus summer program at Kansas City Kansas Community College (KCKCC). More than 100 students are participating this summer, including many children from KCKHA communities.

Mobile Workforce Unit: Digital Literacy Training Course

The Mobile Workforce Unit visited St Margert's Park to provide digital literacy training for Residents. The program helps Residents develop basic computer skills, navigate the internet, create and send emails, and access online resources. Mr. Heath showed great interest in the computer classes, engaging with the instructor through thoughtful questions and a willingness to learn. Cora a Resident at St. Margeret's Park received her Certificate of completion scoring a 92% in excel. The Mobile Workforce Unit is equipped with 10 computers, Wi-Fi access, and presentation screens, the Mobile Workforce Unit continues to connect residents with computer training, employment opportunities, and other valuable online services.

K-State Research and Extension: Create Better Health Class Series

K-State Research and Extension Educator Elizabeth Garcia facilitated the Create Better Health class series for residents. The program provided practical education on nutrition, meal planning, grocery shopping, and physical activity to promote healthier lifestyles. Residents at Plaza Towers successfully completed the 8-week class series and were recognized with certificates of completion and swag bags in celebration of their achievement. Elizabeth Garcia also offered bilingual Create Better Health classes, with one resident completing the series and earning a certificate of completion.

Upcoming Events:

K-State Extension - Commissioner Dr. Chiquita Miller: Housekeeping Workshop

Date: Wednesday July 5, 2026

Location: Bonner Springs

Time: 1:00-2:00pm

Mobile Workforce Unit:

Date: Wednesday July 22, 2026

Location: Rosedale Towers

Time: 1:00-3:00pm

Mobile Workforce Unit:

Date: Wednesday July 24, 2026

Location: Wyandotte Towers

Time: 1:00-3:00pm

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.

Futures First Healthy Parents, Healthy kids Program:

In partnership with the Kansas City, Kansas Housing Authority, the Healthy Parents, Healthy Kids Program promoted family engagement and supported early childhood development through a variety of summer literacy and enrichment activities. Families participated in reading programs, garden-based education, individualized support services, and diaper distributions. Through the Summer Food Program, families also received fresh produce and milk, helping to support healthy nutrition and overall family well-being during the summer months.

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.

Learning Club students continued to enjoy enriching summer experiences throughout the month of July, with many attending Wildwood Outdoor Camp. The camp provided opportunities for students to explore nature, participate in outdoor recreation, build teamwork skills, and develop confidence in a fun and supportive environment.

Students also continued participating in the Learning Club Summer Camp, where they enjoyed arts and crafts, educational activities, outdoor games, and shared meals. In addition, many students remained enrolled in the Kids on Campus Summer Program at Kansas City Kansas Community College (KCKCC), continuing to build new skills, make friendships, and stay engaged in learning throughout the summer.

K-State Extension Commissioner Dr. Chiquita Miller: Housekeeping Workshop

Commissioner Dr. Chiquita Miller led a Housekeeping Workshop at Bonner Springs where residents showed strong interest in learning practical skills to help maintain safe and clean environments. At the end of the workshop, participants received cleaning supplies to support them in keeping their homes clean and healthy.

Upcoming Events:

K-State Extension - Commissioner Dr. Chiquita Miller: Housekeeping Workshop

Date: Wednesday August 5, 2026
Location: Bonner Springs
Time: 1:00-2:00pm

Date: Thursday August 20, 2026
Location: Bonner Springs
Time: 12:30-1:30pm

Date: Thursday August 27, 2026
Location: Bonner Springs
Time: 12:30-1:30pm

Mobile Workforce Unit:

Date: Wednesday August 19, 2026
Location: Bethany Towers
Time: 1:00-3:00pm

Mobile Workforce Unit:

Date: Friday August 21, 2026
Location: Wyandotte Towers
Time: 1:00-3:00pm

Mobile Workforce Unit:

Date: Wednesday August 26, 2026
Location: Glanville Towers
Time: 1:00-3:00pm

Resident Council: Election Day

Date: Thursday August 13, 2026
Location: Bonner Springs
Time: 10:00-3:00pm

KANSAS CITY KANSAS HOUSING AUTHORITY

Communications & Marketing Board Report

JUNE–JULY 2026

Executive Summary

June and July centered on advancing established communications priorities into coordinated implementation. Work included direct collaboration with Sterling and IT to address website needs; delivery and targeted distribution of Back-to-School materials for the July 31 event, including vendor-produced staff shirts; and progression of the Board-approved Chalet Manor identity into vendor pricing, administrative documentation, and resident-facing materials. The department also attended the PHADA conference in Chicago in June, gaining additional strategies in communications and public relations and strengthening its understanding of internal and external communication processes that can be implemented at KCKHA. Together, these efforts strengthened institutional consistency, public access, and readiness across active initiatives.

June–July at a Glance

Digital Coordination	Community Outreach	Chalet Manor Implementation
Partnered directly with Sterling and IT to address priority website content, access, and maintenance needs.	Completed event shirts and printed materials, then supported targeted distribution for the July 31 Back-to-School event.	Advanced approved signage into vendor pricing and applied the identity across administrative and resident materials.

Strategic Impact

- **Advanced website improvements:** Worked directly with Sterling and IT to resolve priority content and functionality needs identified through ongoing review, while coordinating follow-up items requiring program or vendor input.
- **Delivered event communications:** Updated Back-to-School materials to reflect July 31, coordinated vendor production of event shirts, and supported distribution at selected community locations.
- **Moved signage toward procurement:** Following Board approval, initiated outreach to local sign vendors for fabrication pricing, material options, installation requirements, and production timelines.
- **Standardized Chalet Manor documentation:** Applied the approved identity across administrative forms and paperwork, modernizing layouts to create a more consistent and professional staff and resident experience.
- **Expanded resident communications:** Developed the Chalet Manor Resident Guideline Handbook as a cohesive extension of the property identity and administrative system.
- **Continued platform oversight:** Maintained review of PHMG/Go2Connect, REVIZE, FileVision, and replacement-platform needs, with emphasis on access, ownership, cost clarity, and long-term usability. RFP incoming.

Operational Coordination

Cross-department coordination remained central to execution. Website work continued with Sterling and IT; Back-to-School production and targeted distribution were completed ahead of the July 31 event; and Chalet Manor moved from approved design into vendor pricing and document implementation. Remaining technology and vendor decisions continue to require coordinated review.

- **Chalet Manor:** Review local vendor estimates and confirm fabrication, installation, and production specifications.
- **Website:** Continue priority corrections and document decisions with Sterling, IT, program owners, and applicable vendors.

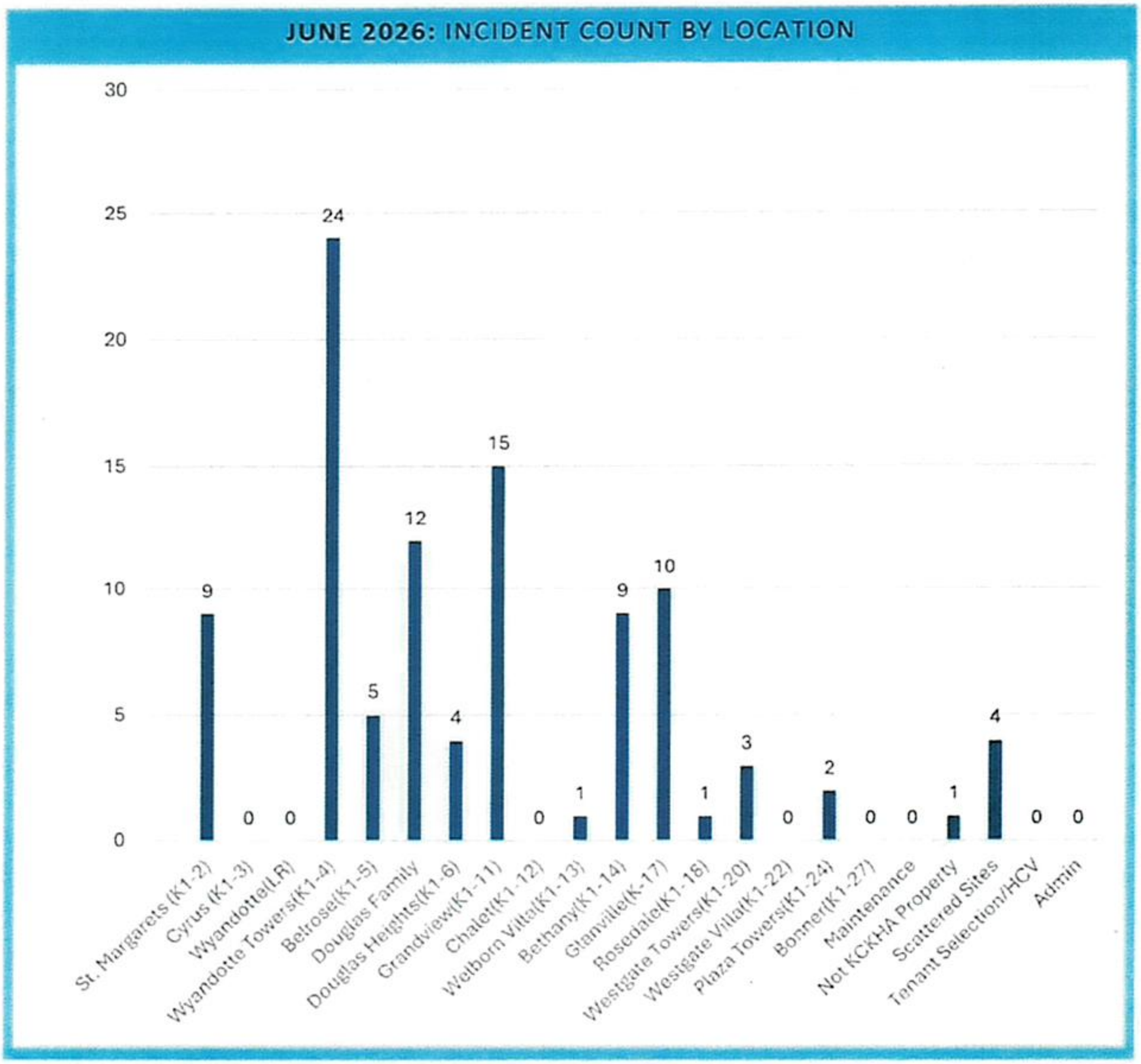
Looking Ahead

- Select a Chalet Manor signage vendor and prepare the approved design for production and installation.
- Advance website remediation and accessibility testing while clarifying remaining technology and vendor decisions.

KCKHA PUBLIC SAFETY BOARD REPORT

June 2026 Statistics Report

The Public Safety team documented **50** reports covering **100** incident types. They are continuously engaged in dealings with banned individuals, lease violations, and other enforcement activities that help maintain the safety and security of our communities.



Total: 100

JUNE 2026: INCIDENT COUNT BY TYPE

A review of reported public safety incidents indicates that Tow Sticker violations were the most frequent during the reporting period, with 23 incidents. Other significant incident types included Disturbing the Peace (11), Banned Individuals (10), Unauthorized Guests (7), and Battery (7).

Most reported activities involved property management and lease enforcement, with disturbances to quality of life and criminal acts following. These patterns indicate that ongoing enforcement, resident involvement, and partnerships with local law enforcement are crucial for sustaining safe communities.

TOP Incident Types

Incident Type	Total
Tow Sticker	23
Disturbing the Peace	11
Banned Individual	10
Unauthorized Guest	7
Battery	7
Lease Violation	6
Failure to Cooperate	4
Warrant	3
Towed Vehicle	3
Disorderly Conduct	3
Criminal Damage	3
Aggravated Battery	3

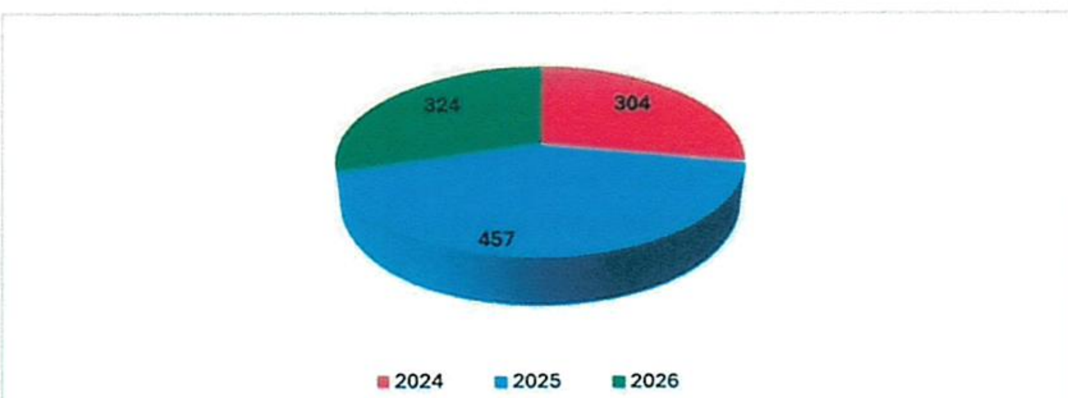
Incident Activity by Category

Category	Description	Incidents
Property Management / Lease Enforcement	Tow Sticker, Lease Violations, Banned Individuals, Unauthorized Guests, Resident Complaints	48
Disturbance / Quality of Life	Disturbing the Peace, Disorderly Conduct, Public Intoxication, Squatting	18
Criminal Activity	Battery, Aggravated Battery, Criminal Damage, Warrants, Failure to Cooperate, Assaults	30
Vehicle Related	Tow Sticker and Towed Vehicle Activity	26
Administrative / Other	Miscellaneous Reports and Administrative Calls	2

COMPARISON OF INCIDENT TYPES BY MONTH AND YEAR

YEAR	Jan	Feb	March	Apr.	May	Jun.	July	Aug.	Sept.	Oct.	Nov.	Dec	TOTAL
2024	15	15	19	21	74	69	74	64	44	101	36	76	**608**
2025	62	62	70	86	66	77	78	88	106	128	99	138	**1,061**
2026	118	116	141	158	95	108							**736**

ANNUAL TOTAL REPORT COUNT



AREAS OF FOCUS

- **<u>Vehicle Enforcement-</u>** Public Safety monitors parking conditions and applies tow stickers to vehicles that are improperly parked, inoperable, or otherwise in unacceptable condition on our property.

- **<u>Increased Patrol-</u>** Public Safety has increased patrols at all Family Sites in response to a rise in criminal activity. These locations have seen more incidents involving violence, disturbances, and other issues, resulting in a greater police presence after hours. Information received regarding these events was forwarded to property management for further action.

- **<u>Homeless Encampments</u>**- Public Safety and maintenance teams have identified homeless camps near KCKHA properties, raising concerns for residents, visitors, and staff. KCKPD and the Unified Government have been contacted, especially since one camp is on UG-owned land. These camps are located between 13th and 14th Streets and Allen, as well as between 1700 and 1800 S. 35th Street.

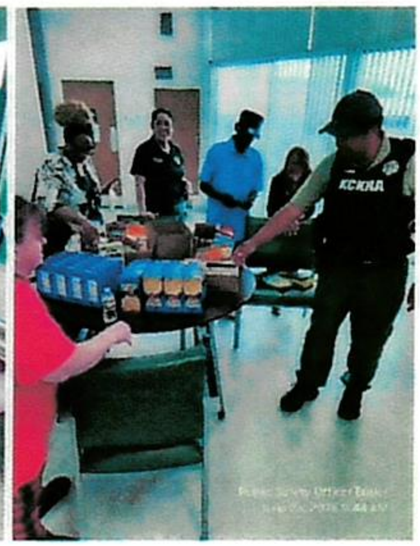
***** This Issue Has Not Been Resolved*****

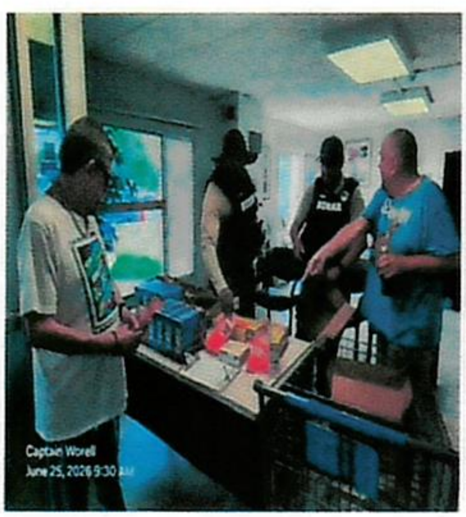
- **<u>Unauthorized Guests, Loitering, Banned Individuals-</u>** Public Safety communicates regularly with residents to address issues like unauthorized guests, loitering, and banned individuals. They offer updates and guidance on identifying and reporting these concerns and work with property management to prevent unauthorized access.

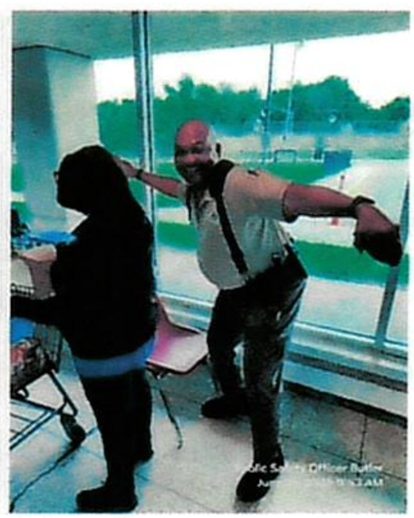
- **Wyandotte Towers-** There has been a rise in disturbances, altercations, and unauthorized individuals in the building. These issues stem from banned individuals, loitering in the building or at the entry, and visitors. All incidents have necessitated police intervention. Subsequently, these events are reported to Public Safety. Officers remain actively present on the premises during business hours and respond to complaints, investigate, and follow up as needed. All reports are forwarded to property management for appropriate action.

COMMUNITY ENGAGEMENT

Thanks to a generous donation from a local food pantry, KCKHA Public Safety brought nourishment to residents of Bethany, Glanville, Westgate, and Wyandotte Towers. Residents happily received Sargento cheese, cereal, protein bars, meat sticks, microwavable meals, and other items to support and uplift their day.



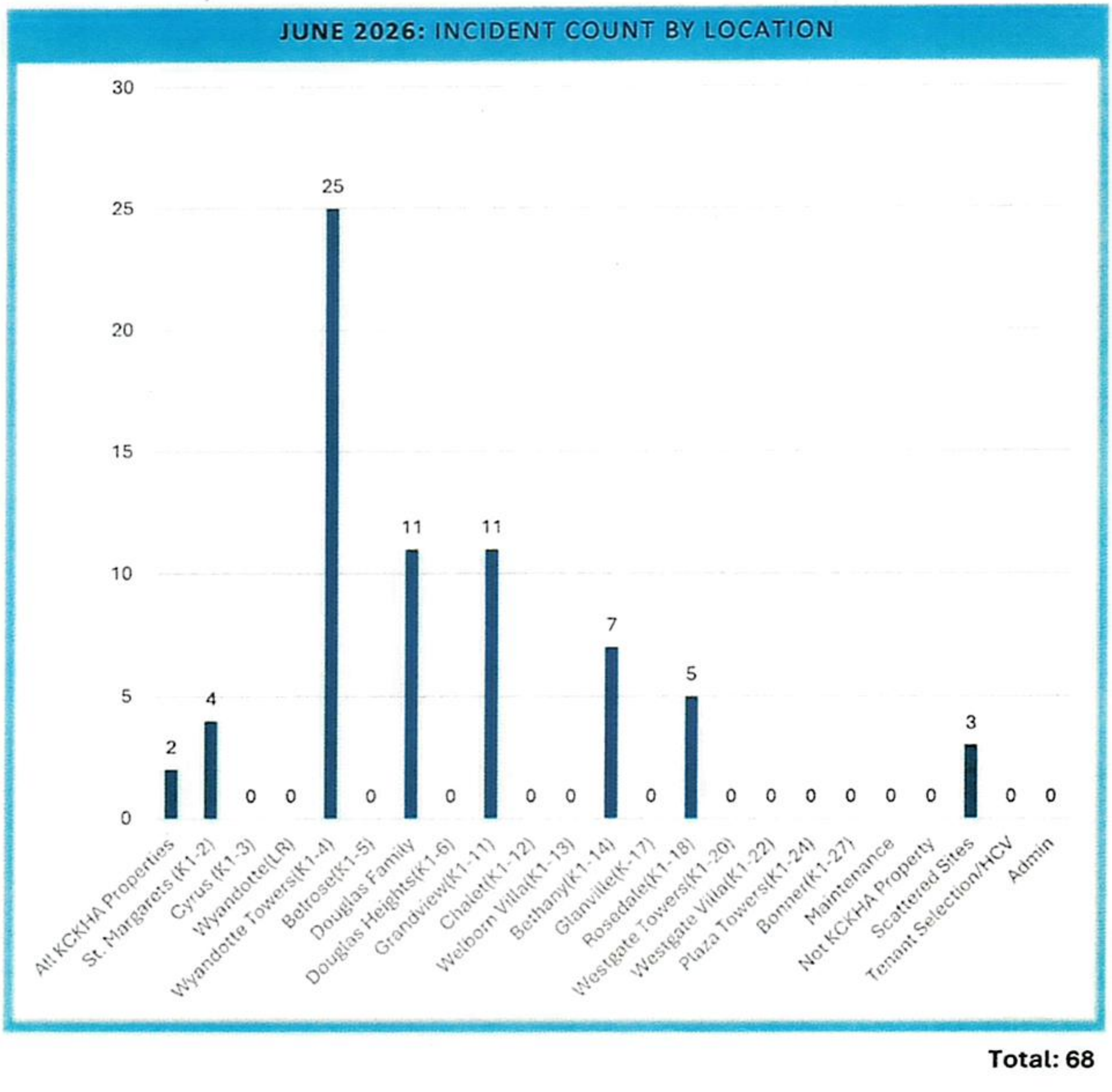




KCKHA PUBLIC SAFETY BOARD REPORT

July 2026 Statistics Report

In July 2026, the Public Safety team recorded 30 reports addressing 68 different types of incidents. They are actively involved in managing banned individuals, lease violations, and various enforcement actions to ensure our communities' safety and security.



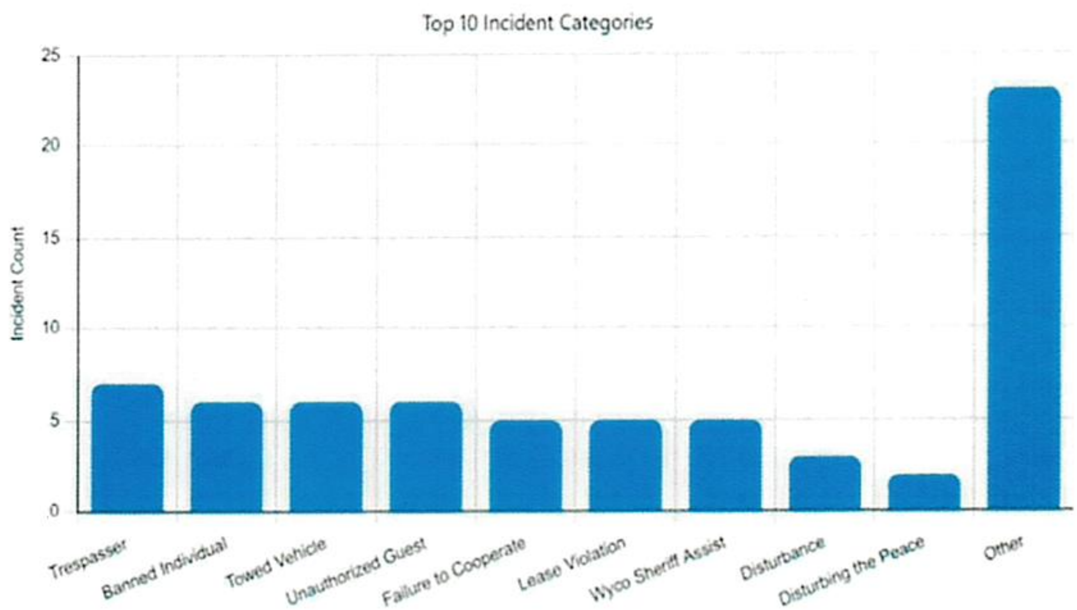
Total: 68

JULY 2026: INCIDENT COUNT BY TYPE

A review of reported public safety incidents indicates that Tow Sticker violations were the most frequent during the reporting period, with 23 incidents. Other significant incident types included Disturbing the Peace (11), Banned Individuals (10), Unauthorized Guests (7), and Battery (7).

Most reported activities involved property management and lease enforcement, with disturbances to quality of life and criminal acts following. These patterns indicate that ongoing enforcement, resident involvement, and partnerships with local law enforcement are crucial for sustaining safe communities.

Top 10 Incident Types



Key Takeaways:

- Trespassers (7) were the most common incident.
- Banned Individuals, Towed Vehicles, and Unauthorized Guests each accounted for 6 incidents.
- Failure to Cooperate, Lease Violations, and WYCO Sheriff Assists each accounted for 5 incidents.
- All remaining lower-frequency incidents are grouped into "Other" (24 incidents) to improve readability.

Top 10 Incident Types

During the reporting period, **eight** violent or potentially violent incidents were reported. These included one homicide, one aggravated assault, one assault, one battery, one criminal discharge of a firearm, one shooting into an occupied residence, one weapons violation, and one threat against staff or residents. Each category represented a single occurrence.

Violent Incident Type	Count
Aggravated Assault	1
Homicide	1
Assault	1
Battery	1
Criminal Discharge of a Firearm	1
Shooting into an Occupied Residence	1
Weapons Violation	1
Threats to Staff/Residents	1

COMPARISON OF INCIDENT TYPES BY MONTH AND YEAR

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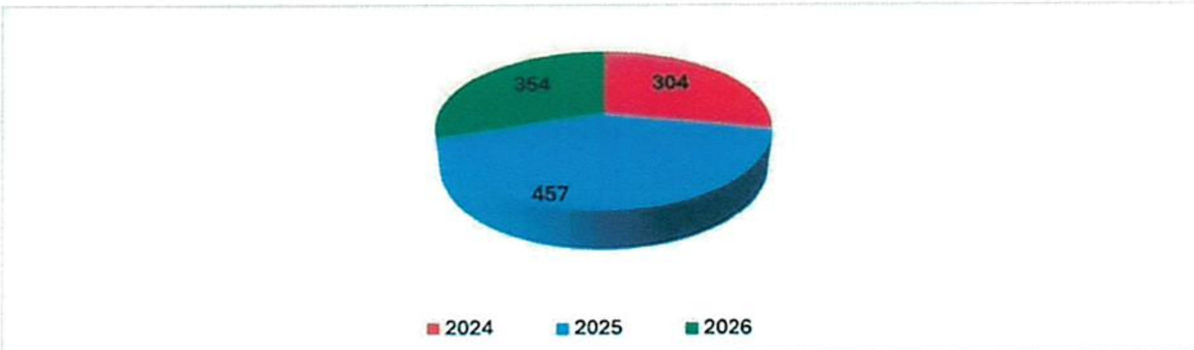
ANNUAL TOTAL REPORT COUNT



AREAS OF FOCUS

- **<u>Vehicle Enforcement-</u>** Public Safety, along with the Wyandotte County Sheriff's Office, has been working together to identify improperly registered, altered, or fake temp tags, as well as other issues on our properties. On one property, five vehicles were towed away for various infractions.

- **<u>Criminal Activity</u>**- Public Safety has been made aware of an increase in criminal activity at various family sites. These disturbances include homicide, aggravated assaults, and narcotics sales. The Public Safety team has been in discussions with KCKPD, sharing information regarding these incidents. Assistant Public Safety Director Connie Worrell, along with Susan Martin, has been in touch with various companies to explore camera trailer technology solutions as well as other pole-mounted camera solutions. More information will be provided later.

HUMAN RESOURCES JUNE BOARD REPORT

Recruitment: For recruitment there were **9** interviews scheduled and **6** job offers accepted.

Number of interviews scheduled for each positions:

- 3- FSS Coordinator
- 3- HCV Program Specialist
- 3- Property Manager

The following positions were filled in June:

- 1- Admin Assistant-Resident Selection
- 1- FSS Coordinator
- 2- General Laborer
- 1- Property Manager
- 1- Supply Clerk

As of July 23, we are recruiting for the following positions:

- 1- Assistant Property Manager
- 1- Assistant Financial Director
- 1- Chief Financial Officer
- 1- HCV Program Specialist
- 2- Maintenance Aides
- 2- Property Manager

There were **2 terminations in June**. The **turnover rate for June is 1.52%** and the overall **turnover rate for the agency is 16%.**

Reasons for turnover:

- 2- Retirements

Safety: The month of June the agency had **1 work related incident**. Employee strain right elbow lifting equipment. Employee had to have surgery on his elbow and is currently working with restrictions.

HUMAN RESOURCES JULY BOARD REPORT

Recruitment: For recruitment there were **5** interviews scheduled and **1** job offers accepted.

Number of interviews scheduled for each positions:

- 1- Assistant Property Managers
- 3- HCV Program Specialist
- 1- Administrative Assistant- Housing Operations
- 1- General Laborer

The following position was filled in July:

- 1-General Laborer

There were **7 terminations in July**. The **turnover rate for July is 5.34%** and the overall **turnover rate for the agency is 20.61%.**

Reasons for turnover:

- 3-Voluntary
- 3-Involuntry
- 1-Deceased

Safety: The month of July the Agency had **0 work related incidents**. As of July 25th, the Agency has gone **44 days** without a work-related incident.

Human Resources: Human Resources hosted a Popsicle and Popcorn Social as part of our ongoing Employee Engagement Initiatives to promote teamwork, strengthen workplace relationships, and a positive culture. The event was a success, with more than 60 employees gathering at the Main Office to enjoy refreshments while socializing, engaging in conversations, and building connections across departments. The positive feedback proved the value of creating opportunities for employees to connect outside of their daily work responsibilities. Because of the success of the event, Human Resources plans to host another Popsicle and Popcorn Social in August as we continue creating initiatives that support employee morale, engagement, and a team workplace culture.

Information Technology

- Current project: Douglas Height. Consolidating wiring and networking devices. Replacing old wiring with new and taking out obsolete wiring.
- Implementation and updating of antivirus software and monitoring software.
- Detailed inventory of computers and phones throughout agency.

PHADA Highlights:

Silos to Strategy

The presentation focuses on cross-department collaboration among housing services, finance, social services, human resources, supervisors, and executive leadership.

The intended results are:

- Faster and more efficient processes
- Lower avoidable costs
- Better use of organizational knowledge
- Greater resident stability
- Stronger business continuity and resilience

The presentation uses eviction prevention as a practical example of why collaboration matters. A resident problem that appears to belong to one department may actually involve rent accounting, maintenance, resident services, legal costs, communication, and executive decision-making.

Change Without the Chaos

This presentation is a practical guide to leading organizational changes in Public Housing Authorities (PHAs). Rather than focusing on formal change-management methodologies, it emphasizes the human side of change—how leaders can reduce resistance, gain employee buy-in, and sustain momentum through clear communication and thoughtful planning.

The central message is:

People don't resist change simply because they dislike it—they resist uncertainty, loss, confusion, and poor communication.

Successful change depends on leadership behaviors as much as project planning.

Disaster Recovery for Public Housing Authorities

This presentation provides a complete disaster-management framework for Public Housing Authorities. It covers how a PHA should prepare before an emergency, operate during the immediate response, and restore housing, services, and business operations afterward.

The presentation treats disaster management as three connected phases:

1. **Readiness** — assess risks, create plans, trains, establish partnerships, and reduce vulnerabilities.
2. **Response** — activate the plan, deploy personnel, assess damage, and communicate with residents and government partners.
3. **Recovery** — support affected residents, restore operations, rehouse displaced households, and repair or rebuild damaged properties.

This is primarily an agency-wide emergency management and housing recovery presentation. It includes continuity of operations but does not provide a detailed technical IT disaster-recovery process for restoring servers, networks, applications, and backups.

Your Communications Roadmap

The presentation argues that **effective communication is strategic—not accidental.** Every communication should begin with a clear organizational goal, identify the correct audience, deliver the appropriate message, and use the communication channels most likely to reach that audience.

Rather than sending the same message to everyone, organizations should segment audiences, personalize messaging, maintain brand consistency, and create a communications plan before launching any campaign.

Tikler SOP Creation Workshop

Critical operational knowledge exists only in employees' heads.

When experienced staff retire or leave, undocumented processes disappear with them. The Tikler methodology captures this "tribal knowledge," converts it into standardized SOPs, and keeps those procedures current over time.

The workshop demonstrates how to build policy-aligned SOPs by combining:

- Existing agency policies
- Interviews with subject matter experts
- AI-generated transcripts
- AI-assisted document creation

The result is an SOP that is:

- Consistent
- Repeatable
- Auditable

Easy to maintain

Low Income Housing Tax Credit (LIHTC) Compliance Department – June Report

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

We are excited about the upcoming closing for Chalet Manor, which is anticipated to occur on August 1, 2026. We look forward to this important milestone and to the continued success of the project.

Once the closing is complete, construction is expected to begin within two to three weeks. Additional details regarding the construction process and protocol will be discussed during future meetings.

There are currently five vacant buildings, totaling 20 units. Construction will begin with these vacant buildings to minimize disruption to current residents.

As renovated buildings become available, Residents currently living at the Chalet Manor will be notified when it is time to transfer to a newly renovated unit. There are currently 20 occupied units at the Chalet Manor, and the relocation process will be coordinated to ensure a smooth transition for all Residents.

There are three Residents who have expressed their desire to return to their original units. As part of the RAD Program, they have the right to return to their original once they are ready for occupancy.

We have informed the Residents that they will need to relocate twice during the rehabilitation process. Their first move will be into a vacant, move-in-ready unit, and once their original unit has been completed, they will be transferred into the renovated unit.

We will schedule a meeting in July to establish a clear process and timeline for managing the temporary relocations and returns of these three residents to their original units.

From June 8–14, some of the Staff of the Housing Authority attended the Public Housing Authorities Directors Association (PHADA) Annual Conference in Chicago, Illinois. The conference was hosted by the Chicago Housing Authority, which selected an excellent downtown venue that provided a professional setting for educational sessions, networking opportunities, and exhibitions from industry vendors.

The conference offered a comprehensive program focused on current issues affecting public housing agencies, including regulatory updates, best practices, policy discussions, and operational strategies. In addition to the conference programming, the centrally located venue allowed attendees to experience Chicago's cultural attractions, dining, and historic landmarks, contributing to a positive overall conference experience.

Participation in the conference provided valuable information and professional development opportunities that will support the Authority's continued efforts to improve operations, maintain compliance, and enhance services to residents.

Currently, there are **27 vacancies** at Glanville Towers and **46 vacancies** at Chalet Manor.

Low Income Housing Tax Credit (LIHTC) Compliance Department – July Report

Chalet Manor RAD/LIHTC Update

The LIHTC Compliance Department continues to monitor compliance activities associated with the RAD conversion at Chalet Manor.

On July 15, 2026, a coordination meeting was held with Heather Sievers, Senior Trainer and Consultant

of Nan McKay to review the project timeline leading to closing. The anticipated closing date remains August 1, 2026.

Mrs. Tapia reported that final closing documents are being completed and prepared for submission to the U.S. Department of Housing and Urban Development (HUD) for final approval. The approval process remains time-sensitive, as the designated HUD official executes closing documents only on Thursdays. Staff, Fulson Group and Select Development are working diligently to ensure all required documentation is submitted in a timely manner to avoid delays.

Following the closing, a construction planning meeting will be conducted to:

- **Establish the construction schedule;**
- **Confirm the anticipated project completion timeline; and**
- **Identify the first buildings that will be released for lease-up.**

Currently, six vacant buildings (24 units) have been identified for the initial phase of construction. The rehabilitation is projected to require approximately 14 to 15 months, with substantial completion anticipated during 2027. Chalet Manor currently has 20 occupied units.

LIHTC Compliance Activities

Ms. Sievers recommended that Staff begin scheduling appointments with current Residents to complete their initial LIHTC certifications. Because initial certifications must be completed within 120 days prior to leasing up, beginning this process now will help ensure compliance with LIHTC Program requirements and prevent delays during the lease-up phase.

Mrs. Tapia also requested that Ms. Sievers participate in the Developer's Due Diligence Meeting scheduled for July 16, 2026, at 3:00 p.m., to obtain additional information regarding the construction schedule and address any outstanding compliance-related questions.

Glanville Towers RAD Update

Mrs. Tapia reported that the RAD/LIHTC Section 18 Blend Application for Glanville Towers has been approved. However, the RAD Conversion Commitment (RCC) has not yet been executed. Project closing is anticipated later this year.

To prepare Residents for the upcoming conversion process, Mrs. Tapia recommended that Resident informational meetings be held as soon as possible to communicate the approval, explain the next steps in the RAD/LIHTC Section 18 Blend process, and address Resident questions. A Resident meeting is also scheduled for Chalet Manor to provide an update on the anticipated closing timeline and discuss the next steps in the construction process.

Upcoming Resident Meetings

The following resident meetings have been scheduled:

Property	Date	Time
Glanville Towers	August 6, 2026	10:00 a.m.
Chalet Manor	August 7, 2026	1:00 p.m.

Due Diligence Meeting Summary

Meeting Date: July 16, 2026

The Due Diligence meeting for the Chalet Manor was held on July 16, 2026. Attendees included James Baker, Fulson Groupr; Deke Clayborn, Attorney for KCKHA; Heather Sievers Senior Trainer and Consultant, Nan MacKay; Andrea Tapia, Executive Director/CEO; Alejandra Tarango, LIHTC Compliance Specialist; and Beatrice Harris-Davies, LIHTC Compliance Specialist.

The project closing date remains anticipated for August 1, 2026. All required documentation has been completed and is ready for submission for final approval. The construction timeline has not yet been finalized and will be established following the closing.

A post-closing construction meeting will be scheduled to review the project schedule, construction process, and anticipated completion dates for the first residential buildings to become available for lease-up. Establishing these milestones will be essential for coordinating occupancy activities.

Spectrum has been retained as the third-party reviewer for Chalet Manor's initial Low-Income Housing Tax Credit (LIHTC) certification files. The LIHTC Department will schedule appointments with current residents to assist them in completing all required documentation and eligibility requirements for the initial certification process.

Upon completion of all required third-party verifications and income eligibility calculations, resident files will be uploaded to Fulson Group for review. Following Fulson Group's review, the files will be forwarded to Spectrum for final approval.

Unit delivery expectations will play a critical role in coordinating the lease-up process. The construction team will provide the LIHTC Department with projected unit delivery dates as units become ready for occupancy. This information is essential to allow the Section 8 Department to begin selecting applicants from the waiting list approximately 60 to 90 days before units are available. This timeframe will allow staff to complete the eligibility and pre-qualification process, ensuring qualified households are prepared to occupy units as they are released for lease-up.

The continued coordination among the development team, construction team, LIHTC Department, Spectrum, and the Section 8 Department will be critical to maintaining the project schedule and ensuring a successful and compliant lease-up process following closing.

A zoom HAB training session will be scheduled for Monday, July 27,2026 with Kari Martinnson, MRI Real Estate Software. During the session, we will review how to process applicants from the RAD Worklist, which includes tenants currently residing in properties that are converting to RAD. We will walk through the steps to finalize the move-in process and demonstrate how this action creates the tenant's TAR record. Also how to generate the Tenant Income Certification (TIC).

Kansas City Kansas Housing Authority
Board Of Commissioner's Meeting
August 20, 2026

New Business Consent Item: Reject and cancel the contract for security screens at Grandview Park with J&J Screens.

Resolution Number # 2026-17

BACKGROUND:

The Grandview Park Family Development (K1-11), comprising of 20 residential buildings, required comprehensive exterior upgrades. The project consisted of new roofs, windows, and gutter systems. The old security screens that were present prior do not fit the new windows that were installed. Installing new security screens is necessary and will help unauthorized persons from entering through the windows.

CURRENT ISSUE:

Staff following our procurement policy have sought three bids from area screen companies. Three Contractors bid on the project.

J & J Screen Company	Grandview MO,	$104,435.68
Tailor Made Exteriors	Lee's Summit, MO	$124,953.88
QMI Security Innovations	Itasca, IL	$376,411.78

Low bidder was to be determined by the sum of the base bid, J&J Screen Company was the apparent responsive low bid with a base bid of $104,435.68 for 20 buildings. J&J Screens were awarded the contract by the Board through resolution # 2026-03

J&J Screens has become unresponsive to our attempts to sign a contract. They initially requested 50% down so they may purchase the materials, however due to the risk to the Agency of paying for a product before installation would be irresponsible. Staff offered to pay for stored materials as a way to assist J&J Screens with the initial cost but that would require them to pay for the materials and then show a paid receipt to KCKHA. J&J Screens would not agree to those terms. KCKHA offered to pay the screen vendor directly, but J&J Screens would not agree to that offer and has become unresponsive and is no longer responding to phone calls or emails.

According to Public Housing Procurement Handbook 7460.8, Chapter 10, Section 10.2, Contractor Responsibility:

General Requirements and Definition - PHAs shall not award any contract until the prospective contractor (i.e., low responsive bidder or successful offeror) has been determined to be responsible. A responsible bidder/offeror must:

1) *"Have adequate financial resources to perform the contract, or the ability to obtain them."*

Because J&J Screens has not demonstrated the ability to secure the financial resources needed to perform the contract, Staff recommends rejecting the previously approved contract with J&J Screens in the amount of $104,435.68 for security screens at Grandview Park Family Development.

Attached is a resolution that will authorize the rejection of the bid from J&J Screens for security screens on the new windows at Grandview Park Family Development in the amount of $104,435.68.

Staff recommends approval of this resolution.

BOARD ACTION:

Approve Resolution # 2026-17, if Appropriate.

RESOLUTION NUMBER 2026-17

REJECT AND CANCEL THE CONTRACT
FOR SECURITY SCREENS AT GRANDVIEW PARK WITH J&J SCREENS

WHEREAS Security screens are needed at Grandview Park Family Developments; and

WHEREAS bids were received from;

J&J Screen Company	Grandview MO,	$104,435.68
Tailor Made Exteriors	Lee's Summit, MO	$124,953.88
QMI Security Innovations	Itasca, IL	$376,411.78

WHEREAS the bids were opened and tabulated by the Kansas City Kansas Housing Authority Staff and awarded to J&J Screens by the board through resolution 2026-03 and;

WHEREAS J&J Screens would not commit to a contract without 50% of the contract price paid upfront for supplies. J&J Screens have become unresponsive and unable to resolve or come to an agreement moving forward and;

WHEREAS Staff is recommending will the rejection of the previously approved contract with J&J Screens for security screens on the new windows at Grandview Park Family Development in the amount of $104,435.68.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Kansas City Kansas Housing Authority that the bid submitted by J&J Screens in the amount of the base bid of $104,435.68 for security screens at Grandview Park Family Development is hereby rejected.

BE IT FURTHER RESOLVED that the Kansas City Kansas Housing Authority is authorized to reject and cancel the contract with J&J Screens in the amount of the base bid of $104,435.68 for security screens at Grandview Park Family Development is hereby rejected.

NOW THEREFORE BE IT FURTHER RESOLVED that the Board of Commissioners does hereby approve Resolution Number 2026-17.

X

Matthew T. Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

Kansas City Kansas Housing Authority
Board Of Commissioner's Meeting
August 20, 2026

New Business Consent Item: Accept the bid and authorize a contract for security screens at Grandview Park with Tailor Made Exteriors.

Resolution Number # 2026-18

BACKGROUND:

The Grandview Park Family Development (K1-11), comprising of 20 residential buildings, required comprehensive exterior upgrades. The project consisted of new roofs, windows, and gutter systems. The old security screens that were present prior do not fit the new windows that were installed. Installing new security screens is necessary and will help unauthorized persons from entering through the windows.

CURRENT ISSUE:

Staff following our procurement policy have sought three bids from area screen companies. Three Contractors bid on the project.

J&J Screen Company	Grandview MO,	$104,435.68
Tailor Made Exteriors	Lee's Summit, MO	$124,953.88
QMI Security Innovations	Itasca, IL	$376,411.78

Low bidder was to be determined by the sum of the base bid, J&J Screen Company was the apparent responsive low bidder with a base bid of $104,435.68 for 20 buildings. J&J and awarded the contract through Resolution 2026-03.

J&J Screens has become unresponsive to our attempts to sign a contract. They initially requested 50% down so they may purchase the materials, however KCKHA does not pay for materials prior to installation. Staff offered to pay for stored materials as a way to assist J&J Screens with the initial cost and that would require them to pay for the materials and then show a paid receipt to KCKHA. J&J Screens would not agree to those terms. KCKHA offered to pay the screen vendor directly, but J&J Screens would not agree. J&J Screens have become unresponsive and is no longer responding to phone calls or emails.

Therefore,Staff is recommending award to the next responsive bid to Tailor Made Exteriors for the amount of $124,953.88.

Tailor Made Exteriors have been in business for over 20 years. The Housing Authority does have previous experience with this contractor with positive results. There are funds in the 2024 Capital Fund Program.

Tailor Made Exteriors and its principal do not appear on the List of Parties Excluded from Federal Procurement or Non-procurement Programs. The principals are:

Richard Mullin, Owner

The Kansas City Kansas Housing Authority's Procurement Policy requires that all contracts in excess of $75,000 must be approved by the Board of Commissioners of the Housing Authority.

Therefore, the Staff are recommending acceptance of the responsive bid submitted by Tailor Made Exteriors and authorizing a contract in the amount of the base bid of $124,953.88 for security screens at Grandview Park Family Development.

Attached is a resolution that will authorize the acceptance of the bid and authorize a contract with Tailor Made Exteriors for security screens on the new windows at Grandview Park Family Development in the amount of $124,953.88

Staff recommends approval of this resolution.

BOARD ACTION:

Approve Resolution # 2026-18, if Appropriate.

RESOLUTION NUMBER 2026-18

ACCEPT THE BID AND AUTHORIZE A CONTRACT FOR SECURITY SCREENS AT GRANDVIEW PARK WITH TAILOR MADE EXTERIORS

WHEREAS Security screens are needed at Grandview Park Family Developments; and

WHEREAS bids were received from;

J&J Screen Company	Grandview MO,	$104,435.68
Tailor Made Exteriors	Lee's Summit, MO	$124,953.88
QMI Security Innovations	Itasca, IL	$376,411.78

WHEREAS the bids were opened and tabulated by the Kansas City Kansas Housing Authority Staff; and

WHEREAS low bidder was to be determined by the sum of the base bid and awarded to J&J Screens through Resolution 2026-03, and

WHEREAS J&J Screens has become unresponsive to KCKHA request to sign a contract. for the amount of $104,435.68 for security screens at Grandview Family Development and;

WHEREAS Tailor Made Exteriors is the next responsive bidder with a base bid amount of $124,953.88 for security screens at Grandview Family Development and;

WHEREAS the Staff is recommending acceptance of the responsive bid submitted by Tailor Made Exteriors in the amount of $124,953.88 for security screens at Grandview Family Development.

NOW BE RESOLVED, by the Board of Commissioners of the Kansas City Kansas Housing Authority that the bid submitted by Tailor Made Exteriors in the amount of the base bid of $124,953.88 for security screens at Grandview Park Family Development is hereby accepted.

BE IT FURTHER RESOLVED that the Kansas City Kansas Housing Authority is authorized to enter into a contract with Tailor Made Exteriors in the amount of the base bid of $124,953.88 for security screens at Grandview Park Family Development is hereby accepted.

NOW THEREFORE BE IT FURTHER RESOLVED that the Board of Commissioners does hereby approve Resolution Number 2026-18.

X ______________________

Matthew T. Watkins
Chairman

X ______________________

Andrea Tapia
Executive Director/CEO

Kansas City Kansas Housing Authority
Board of Commissioner's Meeting
August 20, 2026

New Business Consent Item: Authority to accept the bid and authorize a contract for Division 2 Demolition at Rosedale Towers with Timekey Inc.

Resolution No. 2026-19

Background:

The Kansas City Kansas Housing Authority's 5-Year Plan which includes the renovation and modernization of Rosedale Towers. Phase I is nearing completion, and contracts are being secured for Phase II. Per HUD guidelines the property was tested by Hernly Environmental in August of 2022 for lead and asbestos containing materials. Asbestos was found in the black floor mastic, cream floor tile and mastic as well as ceiling texture and drywall seams, nail holes and patches. The floors will also need to be demolished in preparation for the work to begin on Phase II.

Current Issue:

Modernization staff acting as the General Contractor separated the scope into seventeen (17) divisions. Contractors could bid on the divisions they were interested in working separately. This resolution is for *Division 2 Demolition* which involves the removal of walls, ceilings, and floor tiles that contain asbestos and demolishing the remaining units to prepare for complete modernization. The asbestos abatement must be completed by a Kansas licensed abatement contractor per State of Kansas environmental regulations.

Staff following KCKHA's Procurement Policy hired Davidson and Associates Architectural firm to design and modernize Rosedale Towers starting with Phase I which included the 10th, 11th and 12th floors. Phase II will include floors the 7th, 8th and 9th floors.
The Invitation to Bid was advertised in the Kansas City Star, The Globe, and Dos Mundos. The Invitation to Bid was posted on the Housing Authority's website and mailed directly to 117 General Contractors, 39 Asbestos and Mold Removal Contractors and 16 Demolition Contractors.

A Pre-Bid Conference was held June 24, 2026, to answer questions and give Contractors an opportunity to visit Rosedale Towers to view and walk all three floors, enter units, and ask questions.

Bids were opened July 15, 2026, at 2:00 p.m. Three contractors bid on the asbestos and demolition portion of the project:

B & R Insulation, Inc.	$724,321.00
	<36,216.05> (Section 3) 5%
	$688,104.95
Titan Environmental	$649,875.00
Timekey Enterprise LLC	$613,275.41

The low bidder was determined by the sum of the bid as prepared following the Architect's design.

Timekey Enterprise, LLC is the apparent responsive low bidder with a bid of $613,275.41. The Architects estimate for Division 2 Interior Demolition is $760,000.

Timekey Enterprise LLC has been in business for 11 years. They were formally known as The Wilson Group. The Housing Authority have had previous experience with this contractor with no issues or complications. Staff have checked references with positive comments received. There are funds available in the 2025 Capital Fund Program budget for this project.

Timekey Enterprise LLC and its principal do not appear on the List of Parties Excluded from Federal Procurement or Non-procurement programs. The principal is:

Jordan Wilson	Owner

The Kansas City Kansas Housing Authority's Procurement Policy requires all contracts in excess of $75,000 be approved by the KCKHA Board of Commissioners.

Staff are recommending acceptance of the responsive low bid submitted by Timekey Enterprises, LLC and authorizing a contract in the amount of the base bid of $613,275.41 for Division 2 Interior Demolition at Rosedale Tower in preparation for modernization of floors 7-9.

Attached is a resolution that will authorize acceptance of the bid and authorize a contract with Timekey Enterprise LLC, at Rosedale Towers in the amount of $613,275.41.

Staff recommends approval of this resolution.

Board Action:

Approve Resolution No. 2026-19, if appropriate.

RESOLUTION NO. 2026-19

AUTHORITY TO ACCEPT THE BID AND AUTHORIZE A CONTRACT FOR DIVISION 2 DEMOLITION AT ROSEDALE TOWERS

<u>WITH TIMEKEY ENTERPRISE LLC INC</u>

WHEREAS Interior demolition service is needed at Rosedale Towers on floors 7-9; and

WHEREAS bids for Division 2 Interior Demolition service at Rosedale Towers floors 7-9 were solicited and received on July 15, 2026; and

WHEREAS bids were received from:

B & R Insulation, Inc.	$724,321.00
	<36,216.05> (Section 3) 5%
	$688,104.95
Titan Environmental	$649,875.00
Timekey Enterprise, LLC	$613,275.41

WHEREAS bids were opened and tabulated by Kansas City Kansas Housing Authority staff; and

WHEREAS Staff reviewed the bids and determined Timekey Enterprise, LLC was the low bidder; and

WHEREAS Staff recommends acceptance of the responsive low bid submitted by Time-key Enterprise, LLC and authorizing a contract in the amount of the base bid of $613,275.41 for Division 2 Interior Demolition at Rosedale Towers in preparation of the modernization of floors 7-9.

BE IT RESOLVED by the Board of Commissioners of the Kansas City Kansas Housing Authority that the bid submitted by Timekey Enterprise, LLC in the amount of the base bid of $613,275.41 for Division 2 Interior Demolition at Rosedale Tower in preparation for modernization of floors 7-9 is hereby accepted.

BE IT RESOLVED the Kansas City Kansas Housing Authority is authorized to enter into a contract with Timekey Enterprise, LLC in the amount of the base bid of $613,275.41 for Division 2 Interior Demolition at Rosedale Tower in preparation for modernization of floors 7-9.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution Number 2026-19.

X ______________________

Matthew T. Watkins
Chairman

X ______________________

Andrea Tapia
Executive Director/CEO

Kansas City Kansas Housing Authority
Board of Commissioner's Meeting
August 20, 2026

New Business Consent Item: Authority to accept the bids and authorize a contract for Interior Modernization Phase II Division 26 Electrical Service at Rosedale Towers with Staco Electric.

Resolution No. 2026-20

Background:

The interior dwelling units at K1-18 Rosedale Tower need modernization. The interior surfaces and equipment are original to the building, except for minor unit turnover and repairs. The interior modernization work consists of plumbing updates (new water lines, sanitary sewer, venting, new faucets, sinks, stops, and garbage disposals); electrical updates (new breaker panels, plugs, switches, and lighting); new kitchen cabinets and bath vanities, new countertops, new interior door replacement, new floor coverings, new windows, ceiling and wall repair, painting, and new hardware.

Current Issue:

Modernization Staff acting as the General Contractor separated the scope into seventeen (17) divisions. Contractors could bid on the divisions they were interested in working separately. This resolution is for *Division 26* Electrical Services which involves furnishing and installing new electrical systems, including wiring, devices, lighting, panels, circuit modifications, equipment connections, and associated electrical infrastructure required

Staff following KCKHA's Procurement Policy hired an Architect to design and modernize Rosedale Towers starting with Phase I which included the 10th, 11th and 12th floor. Phase II will include floors 7th, 8th and 9th floors. The invitation to bid was sent to 117 General contractors and 73 Electrical and Mechanical contractors. Twenty-eight sets of plans were requested by interested Contractors.

A Pre-Bid Conference was held June 24, 2026, to answer questions and give Contractors an opportunity to visit Rosedale Towers to view and walk all three floors, enter units, and ask questions.

Bids were opened July 15, 2026, at 2:00 p.m. One contractor bid on the electrical portions of the project;

Staco Electric Construction	$1,166,645.75

Staco Electric was the apparent only responsive bidder with a base bid of $1,166,645.75. The architects estimate for electrical work is $1,196,000.00.

Staco Electric has been in business for over 54 years. The Housing Authority has worked with this contractor before with positive results. There are funds budgeted for this project in CFP 2025 fund year.

Staco Electric and its principal do not appear on the List of Parties Excluded from Federal Procurement or Non-procurement Programs. The principals are:

Chip Zuck	President

The Kansas City Kansas Housing Authority's Procurement Policy requires that all contracts in excess of $75,000 must be approved by the Board of Commissioners of the Housing Authority.

Therefore, Staff and the Architect are recommending acceptance of the responsive bid submitted by Staco Electric and authorizing a contract in the amount of $1,166,645.75. for Division 26 Electrical Services for the Interior Modernization Phase II at K1-18 Rosedale Towers.

Attached is a resolution that will authorize the acceptance of the bid and authorize a contract with Staco Electric.

Staff recommends approval of this resolution.

Board Action:
Approve Resolution 2026-20, if Appropriate.

RESOLUTION NO. 2026-20

AUTHORITY TO ACCEPT THE BIDS AND AUTHORIZE CONTRACT FOR INTERIOR MODERNIZATION PHASE II DIVISION 26 ELECTRICAL SERVICES AT ROSEDALE TOWERS WITH STACO ELECTRIC

WHEREAS Interior Modernization is needed at Rosedale Towers; and

WHEREAS bids for Interior Modernization Phase II Division 26 Electrical Services at Rosedale Tower were solicited and received on July 15, 2026, and;

WHEREAS bids were received from;

Staco Electric Kansas City, MO

WHEREAS bids were opened and evaluated by the Architect and Kansas City Kansas Housing Authority Staff; and

WHEREAS Staff and the Architect have evaluated the bids submitted and are recommending acceptance of the bids submitted by Staco Electric in the amount of $1,166,645.75 for the Interior Modernization Phase II Division 26 Electrical Services, at Rosedale Towers.

BE IT RESOLVED by the Board of Commissioners of the Kansas City Kansas Housing Authority that the bid submitted by Staco Electric totaling $1,166,645.75 be approved.

BE IT RESOLVED the Kansas City Kansas Housing Authority is authorized to enter into a contract with Staco Electric for Interior Modernization Phase II Division 26 Electrical Services at Rosedale Towers in the amount of $1,166,645.75.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution Number 2026-20.

X

Matthew Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

Kansas City Kansas Housing Authority
Board of Commissioner's Meeting
August 20, 2026

New Business Consent Item: Authority to accept the bids and authorize a contract for Interior Modernization Phase II Division 23 HVAC services at Rosedale Towers with AAIM Services LLC.

Resolution No. 2026-21

Background:

The interior dwelling units at K1-18 Rosedale Tower need modernization. The interior surfaces and equipment are original to the building, except for minor unit turnover and repairs. The interior modernization work consists of plumbing updates (new water lines, sanitary sewer, venting, new faucets, sinks, stops, and garbage disposals); electrical updates (new breaker panels, plugs, switches, and lighting); new kitchen cabinets and bath vanities, new countertops, new interior door replacement, new floor coverings, new windows, ceiling and wall repair. painting, and new hardware.

Current Issue:

Modernization Staff acting as the General Contractor separated the scope into seventeen (17) divisions. Contractors could bid on the divisions they were interested in working separately. This resolution is for *Division 23 HVAC* which includes modifying and installing heating, ventilation, and air conditioning systems, associated piping, ductwork, equipment connections, controls, balancing, and related mechanical work.

Staff following KCKHA's Procurement Policy hired Davidson and Associates Architectural firm to design and modernize Rosedale Towers starting with Phase I which included the 10th, 11th and 12th floors. Phase II will include floors the 7th, 8th and 9th floors. The invitation to bid was sent to 117 General Contractors and 95 HVAC Contractors. Twenty-eight sets of plans were requested by interested Contractors.

A Pre-Bid Conference was held June 24, 2026, to answer questions and give Contractors an opportunity to visit Rosedale Towers to view and walk all three floors, enter units, and ask questions.

Bids were opened July 15, 2026, at 2:00 p.m. Two contractors bid on the HVAC portions of the project;

AAIM Services LLC	$440,400.00
Timekey Enterprise LLC	$485,761.08

AAIM Services LLC was the apparent low responsive bidder with a base bid of $440,400.00 The architects estimate for HVAC services, work is $494,000.00. AAIM Services, LLC has been in business for over 10 years. The Housing Authority has worked with this contractor before with positive results. There are funds budgeted for this project in CFP 2025 fund year.

AAIM Services, LLC and its principal do not appear on the List of Parties Excluded from Federal Procurement or Non-procurement Programs. The principals are:

Megan Kane	President/General Partner

The Kansas City Kansas Housing Authority's Procurement Policy requires that all contracts more than $75,000 must be approved by the Board of Commissioners of the Housing Authority.

Therefore, Staff and the Architect are recommending acceptance of the responsive bid submitted by AAIM Services, LLC and authorizing a contract in the amount of $440,400.00 for Division 23 HVAC Services, for the Interior Modernization Phase II at K1-18 Rosedale Towers.

Attached is a resolution that will authorize the acceptance of the bid and authorize a contract with AAIM Services LLC.

Staff recommends approval of this resolution.

Board Action:

Approve Resolution 2026-21, if Appropriate.

RESOLUTION NO. 2026-21

AUTHORITY TO ACCEPT THE BIDS AND AUTHORIZE CONTRACT FOR INTERIOR MODERNIZATION PHASE II DIVISION 26 HVAC SERVICES AT ROSEDALE TOWERS WITH
AAIM SERVICES LLC

WHEREAS Interior Modernization is needed at Rosedale Towers; and

WHEREAS bids for Interior Modernization Phase II Division 26 HVAC services, at Rosedale Tower were solicited and received on July 15, 2026 and;

WHEREAS bids were received from AAIM Services, LLC and Timekey Enterprise, LLC and;

WHEREAS bids were opened and evaluated by the architect and Kansas City Kansas Housing Authority Staff; and

WHEREAS staff and architect evaluated the bids submitted and are recommending acceptance of the bids submitted by AAIM Services, LLC in the amount of $440,400.00 for the Interior Modernization Phase II Division 26 HVAC services, at Rosedale Towers.

BE IT RESOLVED by the Board of Commissioners of the Kansas City Kansas Housing Authority that the bid submitted by AAIM Services, LLC totaling $440,400.00 be approved.

BE IT RESOLVED the Kansas City Kansas Housing Authority is authorized to enter into a contract with AAIM Services, LLC for Interior Modernization Phase II Division 26 HVAC services at Rosedale Towers in the amount of $440,400.00.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution Number 2026-21.

X ________________________
Matthew Watkins
Chairman

X ________________________
Andrea Tapia
Executive Director/CEO

Kansas City Kansas Housing Authority
Board of Commissioner's Meeting
August 20, 2026

New Business Consent Item: Authority to accept the bids and authorize a contract for Interior Modernization Phase II Division 9 Painting service at Rosedale Towers with Tailor Made Exteriors.

Resolution No. 2026-22

Background:

The interior dwelling units at K1-18 Rosedale Tower need modernization. The interior surfaces and equipment are original to the building, except for minor unit turnover and repairs. The interior modernization work consists of plumbing updates (new water lines, sanitary sewer, venting, new faucets, sinks, stops, and garbage disposals); electrical updates (new breaker panels, plugs, switches, and lighting); new kitchen cabinets and bath vanities, new countertops, new interior door replacement, new floor coverings, new windows, ceiling and wall repair. painting, and new hardware.

Current Issue:

Modernization Staff acting as the General Contractor separated the scope into seventeen (17) divisions. Contractors could bid on the divisions they were interested in working separately. This resolution is for *Division 9 Painting* which will involve prepping and painting interior walls, ceilings, doors, frames, trim, and other scheduled surfaces.

Staff following KCKHA's Procurement Policy hired Davidson and Associates Architectural firm to design and modernize Rosedale Towers starting with Phase I which included the 10th, 11th and 12th floors. Phase II will include floors the 7th, 8th and 9th floors. The invitation to bid was sent to 117 General Contractors and 69 painting contractors. Twenty-eight sets of plans were requested by interested Contractors.

A Pre-Bid Conference was held June 24, 2026, to answer questions and give Contractors an opportunity to visit Rosedale Towers to view and walk all three floors, enter units, and ask questions.

Bids were opened July 15, 2026, at 2:00 p.m. Two Contractors bid on the Division 9 Painting portion of the project;

Tailor Made Exteriors	$370,370.00
Timekey Enterprise LLC	$442,961.98

Tailor Made Exteriors was the apparent low responsive bidder with a base bid of $370,370.00 The Architects estimate for HVAC services, work is $360,000.00. Tailor Made Exteriors has been in business for 25 years. The Housing Authority has worked with this Contractor before with positive results. There are funds budgeted for this project in CFP 2026 fund year.

Tailor Made Exteriors and its principal do not appear on the List of Parties Excluded from Federal Procurement or Non-procurement Programs. The principals are:

Richard Mullin	President/General Partner

The Kansas City Kansas Housing Authority's Procurement Policy requires that all contracts in excess of $75,000 must be approved by the Board of Commissioners of the Housing Authority.

Therefore, Staff and the Architect are recommending acceptance of the responsive bid submitted by Tailor Made Exteriors and authorizing a contract in the amount of $370,370.00 for Division 9 Painting services, for the Interior Modernization Phase II at K1-18 Rosedale Towers.

Attached is a resolution that will authorize the acceptance of the bid and authorize a contract with Tailor Made Exteriors.

Staff recommends approval of this resolution.

Board Action:

Approve Resolution 2026-22, if Appropriate.

RESOLUTION NO. 2026-22
AUTHORITY TO ACCEPT THE BIDS AND AUTHORIZE CONTRACT FOR INTERIOR MODERNIZATION PHASE II DIVISION 9 PAINTING SERVICES, AT ROSEDALE TOWERS WITH TAILOR MADE EXTERIORS

WHEREAS Interior Modernization is needed at Rosedale Towers; and

WHEREAS bids for Interior Modernization Phase II Division 9 Painting services, at Rosedale Tower were solicited and received on July 15;2026 and;

WHEREAS bids were received from Tailor Made Exteriors and Timekey Enterprises;

WHEREAS bids were opened and evaluated by the Architect and Kansas City Kansas Housing Authority Staff and Tailor Made Exteriors is the lowest responsive bidder and;

WHEREAS Staff and Architects have evaluated the bids submitted and are recommending acceptance of the bids submitted by Tailor Made Exteriors in the amount of $370,370.00 for the Interior Modernization Phase II Division 9 painting services, at Rosedale Towers.

BE IT RESOLVED by the Board of Commissioners of the Kansas City Kansas Housing Authority that the bid submitted by Tailor Made Exteriors totaling $370,370.00 be approved.

BE IT RESOLVED the Kansas City Kansas Housing Authority is authorized to enter into a contract with Tailor Made Exteriors for Interior Modernization Phase II Division 9 Painting services at Rosedale Towers in the amount of $370,370.00.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution Number 2026-22.

X
Matthew Watkins
Chairman

X
Andrea Tapia
Executive Director/CEO