



INDEPENDENCE HOUSING AUTHORITY

providing affordable and safe housing

SECRETARY'S REPORT

BOARD MEETING

June 18, 2019

A. General Operations

1. LBP Testing for both HH and PH was completed between May 29-31st and both properties were confirmed negative for Lead Based Paint, even under the stricter regulations that are out. This was just a confirmation of our older reports. Still waiting on the full report to come in.
2. 2019 Emergency Safety and Security Grant worth \$250,000 was submitted before the June 5th deadline. This grant, if chosen to receive it, will provide us the money to put in Solar Lighting and Camera systems onto Hocker Heights.
3. 2019 Choice Neighborhood Planning and Action Grant Application, worth \$1.3 million will be postponed by IHA until the next year. The Administration felt that IHA was not prepared to properly put together a qualified application for this year. The Grants.gov NOFA came out on April 25th and the due date for the grant was June 10th, 2019. This did not provide enough time to properly get our co-applicant and partners lined up to provide the necessary support for the grant application. It was decided to put the application on hold until the NOFA in 2020 and work on the application framework throughout the entire year and get everyone on board and have everything ready for the next application deadline. Administration also contacted the City of Tucson, AZ Housing Authority to get a copy of their Planning and Action Grant application that they obtained the 2018 Planning and Action Grant. They sent it via email for our review. We will begin working on this throughout the next several months and get all meetings setup and documentation put together.
4. The Old Central Office renovation project was completed on June 17, 2019 and the keys will be turned over to the PH Resident Council after our Board Meeting on Tuesday, June 18th so that the Board of Commissioners can look at the space renovated for the resident council.



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5. Section 504 renovations have been completed on all units but we are now going back through and retrofitting a rubber gasket along the shower stall base to keep water from going into the BA floor.
6. Administration is requesting bids for Air Quality Testing at Pleasant Heights and Southview Manor just to check for any mold issues that have been reported by tenants. This will either show we don't have mold or pinpoint if and where we do so that we can correct it.
7. The Central Office had concrete pads placed under our A/C Condensing Units outside (5 out of the 7) so that we can level them up and then put metal cages down over them and keep them locked. This project was completed Monday, June 10th, 2019.
8. Administration will be consulting with Stephen Christiansen, former Security Director at Kansas City Housing Authority, Kansas City, MO. He will provide us with recommendations on Pleasant Heights and Southview Manor buildings.
9. HCV Statistics (see enclosed)
10. LIPH Statistics (see enclosed)

B. Capital Fund Program Update

1. Section 504 Renovations
2. Old Central Office renovations were completed on June 17, 2019.
3. Otis Elevator Contract for Southview Manor replacement of 4 elevator cars and equipment for \$474,525.
4. Southview Manor Exterior Surface repairs bid package is being worked on now.



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