



INDEPENDENCE HOUSING AUTHORITY

providing affordable and safe housing

SECRETARY'S REPORT

BOARD MEETING

May 21, 2019

A. General Operations

1. LBP Testing for both HH and PH will be completed between May 29-31st.
2. Emergency Exit Plans for each office, buildings, floors (high-rise only), community centers design drawings were installed the week of May 6-10.
3. Jobs Plus Reimbursement has been completed through March and caught up for FYE 19'.
4. 2019 Emergency Safety and Security Grant is being applied to help purchase Solar Panel Lighting and Camera's for Hocker Heights. Grant application is due June 5th.
5. 2019 Choice Neighborhood Planning Grant is also being applied for. Christina Leakey from Habitat for Humanity along with myself met with Mayor Weir to get the backing of the City on this grant to partner up for the renovation of Hocker Heights, the purchase of the 3.88 acres above Hocker Heights which would provide additional affordable housing units for families and a proposed daycare center to help offset the obstacles for Low Income tenants, especially those being assisted with the Jobs Plus grant.
6. The renovation project for the old central office has begun as of May 1. The project should be completed by the end of June or sooner.
7. Section 504 renovations on the last unit is being completed at Southview Manor and once done, we will move that tenant back to her unit and replace the carpet in the three units that we had offline to move tenants back and forth. We will also be retrofitting the shower basins with a rubber gasket along the bottom to keep the water from coming out into the floor.
8. The Bid process for IHA's Vacancy Make Ready of Units was completed and we have reduced our cost per unit with the competition that the bidding process provided.
9. Administration obtained bids on shirts for maintenance and administrative staff along with hats, windbreakers, and heavy coats for maintenance with the new logo embroidered or screen printed.



4215 S. Hocker Dr., Bldg. 5

Independence, MO 64055

Phone: (816) 836-9200 Fax: (816) 988-2540 TTY: 711

10. The Central Office is bidding out having 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. Two of the A/C units already have concrete pads and metal cage over them. The Building Association of the 13 Buildings has had a rash of Condensing Unit thefts for the copper and aluminum. Buildings 8, 9, 11 and 12 have been stolen from since we purchased the building.
11. HCV Statistics (see enclosed)
12. LIPH Statistics (see enclosed)

B. Capital Fund Program Update

1. Section 504 Renovations at Southview Manor currently has 1 last unit remaining to be renovated, which is currently being completed and then we will retrofit all 12 shower basins with a rubber gasket to keep water from coming out into the floor as well as change out the carpet in the three units offline with carpet squares and put the units back online with HUD to rent.
2. Tailor Made Exteriors started the renovation project at the Old Central Office on May 1 and should be completed by the end of June.
3. Emergency Exit Plans were installed by Powell CWM in all the buildings of IHA.
4. Southview Manor Exterior Surface repairs will be going out for bid in the next few weeks. Both A and B side have external ducts that the stucco is peeling off due to temperature changes. The duct was not insulated prior to placing the stucco over and then painting. This will need to be repaired before our next REAC inspection.



4215 S. Hocker Dr., Bldg. 5
Independence, MO 64055
Phone: (816) 836-9200 Fax: (816) 988-2540 TTY: 711