



Housing Authority

of the City of Clay Center
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Executive Director's Report November 1, 2020

OCCUPANCY

October was a very challenging month. We suffered 3 deaths and 2 moves to Nursing Homes. So while it is exciting to be filling Tolin Terrace back up to 100% the middle of November and 3 or 4 move-ins to Parkview Plaza in November, we are really just swapping tenants. We need to see some real gains in occupancy soon. Even with the incompetent press and ridiculous rumors, we are still experiencing steady interest in apartments over the past 10 days. However we need to have a steady flow of prospects every month going forward to get us back to where we need to be in the next 14 months. The only thing I am very confident in is our current marketing strategy.

PARKVIEW REDEVELOPMENT

Our monthly construction meeting is on November 3rd. the architect will inspect the Phase 1 apartments and prepare a final punch list. We will relocate tenants from November 5th through the 10th. We are moving 5 tenants into their new apartments and will have all 10 leased up by December 1st. Phase 2 demolition has begun and those apartments are to be delivered to us on December 17th. The safe rooms are to be completed by December 1st. They will be pouring the roofs this week.

OTHER ISSUES

I contracted McGee Roofing to repair the trim on the perimeter of the Apollo Towers roof due to wind damage and to replace the flashing on the Apollo Towers Elevator Building. Cost is estimated at \$10,000.