



Housing Authority

of the City of Clay Center
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Executive Director's Report

May 5, 2020

OCCUPANCY

We have 15 vacancies at Parkview, no vacancies at Apollo and stuck at 2 vacancies at Tolin Terrace. We have no one on the waiting list for any of our properties and very few inquiries. This pandemic issue could not have come at a more difficult time.

PARKVIEW REDEVELOPMENT

Remember how long we talked about the Apollo Elevator Project? Remember how long it took to finish? Bruce may recall that in 2010 we had subcontractors threatening to walk away and after nearly 6 months of attempting to close, we discovered the HUD approval letter was sitting on the Assistant Secretary's desk for a couple of weeks. While every month I change the estimated date of closing and construction start, we really are at the end of the process. We have been working with HUD on their draft approval letter since April 30th, negotiating insurance coverage rates, uploading documents to HUD's portal, working on updates to the project budget, communicating with our contractors, etc. We will be closed before Memorial Day.

My wife and I love music and theatre. We love to experience it as spectators and have had the opportunity to perform, direct and produce musical productions over the years. One of my favorite musicals is, "Into the Woods". The magical story brings together several fairy tales. Each set of characters enter the woods on an adventure not realizing that there is danger lurking around every corner. The fox is trying to trick Little Red Riding Hood, the step mother is trying to keep Cinderella from marrying the Prince, the Baker and his wife are trying to break the witch's spell on their fertility, and more of Jack's beans have sprouted up to the heavens and the Giants wife has returned to avenge her husband's untimely death, raining havoc on the entire forest. The good news is, while a couple of characters have lost their lives and the forest looks as if a tornado hit it, the survivors move on with hope for the future.

The Parkview Project has been anything but smooth. It has cost countless hours of work in futility. We became the test project for HUD as we are the first housing authority in the nation to renovate a project post RAD conversion. We have suffered the loss of thousands of dollars in lost rents during the process. We have now added the unknown challenges of the pandemic situation that could impact our occupancy and cash flow. So as we close the financing of the project this month and begin construction the latter part of June, it is very much like entering into the woods. There are many dangers lurking, including some we have never seen before. But the goal, the prize, at the end of the journey is a great reward that will pay back for many years to come.

APOLLO ELEVATORS

Three full months without incident.

COVID-19

On May 4th, we re-opened the common areas except for the Apollo Towers Community room, advising residents to follow the Governor's recommendations and practice social distancing. For some reason, Friendship Meals does not seem to want to clean the community room anymore and in the 14 years I have been here we have not assigned any staff to clean this area. Since our tenants will expect us to disinfect the area as well as regular housekeeping, we are going to wait until we can work out a solution with Friendship Meals. I am also going to inform the Area Agency on Aging that we are permanently discontinuing the resident meals served in the community room unless they are willing to clean up afterwards. Mearl pointed out to me that our lease agreement includes us providing housekeeping and that has obviously been part of the agreement for decades. However, in the 14+ years that I have been here, the Director of the Friendship Meals has organized and supervised volunteers to clean the community room since they have used it for the Noon Meals and various activities. I have said many times that they do not pay us enough to even cover the utilities used so I have no intention of giving up any ground on this issue. They will either figure out or will not be allowed to use community areas for their activities.