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Housing Authority of
Kansas City, Missouri

November 14, 2019

Michael Fein
Nob Hill Apartments
9422 Cleveland Ave.
Kansas City, MO 64132

RE: Nob Hill Apartments

Dear Mr. Fein:

The Housing Authority of Kansas City, MO (HAKC) hereby notifies you that effective immediately, the HAKC will not accept or process any requests for tenancy approval for units at Nob Hill Apartments. 24 CFR §982.306 (c) gives the HAKC the discretion to deny approval of an assisted tenancy due to the owner having a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing program; and/or having a history or practice of renting units that fail to meet State or local housing codes.

Over the past several months the HAKC has received from our Housing Choice Voucher clients living at Nob Hill numerous complaints about the conditions of their units. We have conducted numerous inspections which resulted in a significant number of deficiencies. While it appears that the deficiencies were corrected within the timeframe allowed under the Housing Assistance Payment Contract, the frequency of complaints and the number of deficiencies have demonstrated a history and pattern of non-compliance. In addition, the deficiencies found are also violations of the local housing code.

Furthermore, you are required pursuant to each Housing Assistance Payment (HAP) Contract to maintain the contract units and premises in accordance with housing quality standards (HQS). When an owner does not maintain the contract unit in accordance with the HQS, the HAKC has the right, among other remedies, to suspend housing assistance payments or to terminate the HAP contract. Please note that the project-based voucher contract for 67 units previously expired. The offer to extend the contract is rescinded and the contract will not be renewed.

Finally, due to the frequency of complaints and the number of deficiencies found, the HAKC will be conducting inspections of all HCV contract units at Nob Hill. You will be notified of the specifics for these inspections through separate communication.

As a reminder, you have a contractual responsibility to maintain the units in an acceptable manner. Further, any retaliation against the tenants is prohibited.

Sincerely,

A handwritten signature in cursive script that reads "Edwin Lowndes".

Edwin Lowndes
Executive Director