

MINUTES OF A REGULAR MEETING OF
LAWRENCE-DOUGLAS COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING

April 29, 2019
5:55 p.m.

Edgewood Homes
Conference Room

1. Call of Roll

Vice Powers called the meeting to order at 6:14 pm. Upon call of roll, the following Commissioners responded present:

Maria Duran
Walter Meyer, Jr.
Ellen Paulsen
Joshua Powers

Commissioner Davison was absent by prior arrangement. Also present were members of the public Pat Benabe and James Dunn, and LDCHA staff members Beverly Hyatt, Ruth Lichtwardt, and Shannon Oury.

2. Approve Minutes of March 25, 2019 Board of Commissioners Meeting

Commissioner Meyer moved to accept the Minutes as presented. Commissioner Duran seconded. The motion passed unanimously.

3. Receive Comments from Tenants and Public

Mr. Dunn commented that he is seeing a lot of evictions from his properties this spring due to nonpayment of rent. During discussion it was clarified that the tenants he was referring to were not LDCHA Section 8 participants, but were clients of other agencies. Mr. Dunn said the agencies would pay deposits and the first month or two of rent for clients in order to get them housed as soon as possible, but then when it came time for the tenants to pay their own rent, they didn't. Ms. Oury explained the "Housing First" housing model which is utilized by some social service agencies, and thanked Mr. Dunn for being willing to rent to many hard-to-house people. There was considerable discussion as to possible causes for the problem and Mr. Dunn thanked the Board for listening.

4. CONSENT AGENDA

- A. Receive March 2019 Public Housing Financial Reports
- B. Receive March 2019 Clinton Place Financial Reports
- C. Receive March 2019 Section 8 Financial Reports
- D. Receive Fourteenth Year Progress Report on the HOPE Building Program and Approve Letter of Intent
- E. Resolution 2019-15: Approve 2019 Income Guidelines
- F. Receive LDCHA Quarterly Demographics Report

Mr. Dunn asked for further explanation on Items 4C and 4D. Ms. Oury summarized the Section 8 report. Funding is at an historically high proration and the inflation factor was also set at higher than the past several years. There was considerable discussion on how HUD sets its budgets and funding, and the additional vouchers made available by LDCHA due to last year's higher proration. The Board said that it wants all the of the unexpected funds spent on creating more housing so that no funds be sent back to HUD.

Ms. Oury gave a synopsis of the HOPE Building report and there was brief discussion.

Commissioner Paulsen moved to accept the Consent Agenda as presented. Commissioner Duran seconded. The motion passed unanimously.

5. REGULAR AGENDA

A. Executive Director's Report

Executive Oury reported that the Public Housing program is going to receive an historically high proration as the Section 8 program did. The budget was developed assuming a 90% proration but it will be 99%. Due to the fixed number of public housing units, a larger budget does not allow the ability to create more housing, so the revised budget which will be brought to the Board will likely include some items which will position the agency for the future without increasing fixed costs, such as obtaining snow removal equipment which will lower labor costs during winters such as this last one, and replacing an old tractor. In answer to a question from the audience, she explained the plans already in place for better lighting and installing cameras at Edgewood Homes. She said that staff will be bringing the Capital Fund report to the June meeting. Capital Fund staff will also be attending.

Ms. Oury gave a synopsis of the ongoing attempts by HUD to require housing authorities to automatically agree to a new ACC once they draw on their Capital Fund grant. It will not affect this year's grant and industry groups are working on the issue. Congress is being approached to help solve the issue.

The archaeological survey of the Behavioral Health Campus site turned up only objects of recent origin such as bricks and window glass. This completes the Environmental Assessment and clears the way to proceed with submitting documents to HUD for funds for the Cottages.

Commissioner Meyer asked about the possibility of using the unbudgeted funds in the Capital Fund grant on an expansion of Clinton Place. Ms. Oury said that is not allowed and gave an explanation on the different types of HUD funding which cannot be mixed or used for other projects. She said that the agency could ask HUD in the MTW Plan for permission to use MTW reserves for that project.

Ms. Oury and Operations Director Obeid attended the MTW Conference last week. While there, the MTW Collaborative was formed and the original members of the MTW Steering Committee will serve as the board of the Collaborative. Ms. Oury was asked to serve as Secretary. They talked with many people from agencies interested in becoming MTW and also met with staff at Senator Moran's office, who were well versed on the ACC issue and were interested in MTW. Once the 2018 Annual Report is finalized, it will be sent to the Senator's office. There was discussion on the different local models of MTW and MTW expansion to smaller agencies.

Ms. Oury called the Board's attention to the Positive Bright Start quarterly report which was attached to the board packet.

B. Receive Final 2018 Financial and Compliance Audit Report

Executive Director Oury called the Board's attention to the summary report, which indicates no findings or incidents of noncompliance. Chair Powers said that as someone who has

experienced federal audits, it is very unusual and difficult to have no findings at all and offered congratulations. Ms. Oury said her goal is to operate the agency to ensure it will be in place in another 50 years and continuing to serve even more households than it serves today.

C. Update on Clinton Place HAP Contract Renewal

Executive Director Oury gave a brief description of the renewal process and what has been accomplished so far. Chair Powers has signed some of the paperwork, which has been submitted, and she has one further document for him to sign. She explained that the original grant records are lacking from when the development was originally built by a private investment group, and not even HUD knows what category it was originally approved under. However, HUD has indicated that the development is eligible for a 20-year HAP contract renewal rather than 10 years.

D. Discuss Holding a Study Session at 4:30 pm June 3

Executive Director Oury said that she would like direction from the Board on what sort of development should be prioritized next. She has been approached with many opportunities and would like to know what the Board would like to pursue. Chair Powers asked for information at the study session on the current status quo and where the gaps are, where more people could be housed if more housing were available. There was agreement that the study session could take place before and then segue into the regular meeting.

Commissioner Meyer requested that the type of housing most needed be prioritized by staff and sent to the Board ahead of the meeting. There was discussion of the matrix previously developed, and the very low income levels not being served by other development entities.

6. Calendar and Announcements

The Executive Director will be at the Housing Authority Insurance (HAI) conference in Vermont later this week. She reported that a HAI risk assessment surveyor had visited earlier and that overall the properties were in good shape. The few recommendations he made, such as signage for the playground areas, have been accomplished. LDCHA offices will be closed 1:00-5:00 pm May 16 for the annual staff Potluck & Picnic. There will be no May Board meeting because of Memorial Day, so the May meeting is June 3. There was brief discussion on the Babcock Place gazebo and garden, which is being upgraded.

7. Adjournment

There being no further items of business, Commissioner Paulsen moved to adjourn. Commissioner Duran seconded. The meeting adjourned at 7:28 pm.

Chair

Secretary

Attest