

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

August 26, 2019
5:30 p.m.

Babcock Place
Meal Site

1. Call of Roll

Vice Chair Duran called the meeting to order at 5:36 pm. Upon call of roll, the following Commissioners responded present:

Jamie Davison
Maria Duran
Walter Meyer, Jr.
Ellen Paulsen

Also present were member James Dunn, and LDCHA staff members Beverly Hyatt, Ruth Lichtwardt, and Shannon Oury.

2. Approve Minutes of the June 24, 2019 Board of Commissioners Meeting

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

3. Receive Comments from Tenants and Public

Mr. Dunn commented that the child of one of his tenants had turned 18 and had, with the help of a social worker, obtained an emotional support animal. He was concerned that the young person might not be moving toward independence from the system and suggested that the Resident Services Office develop a program to help youth who were reaching adulthood to prepare them for being out on their own. There was discussion about the requirements of adult children in MTW households versus income based households.

4. CONSENT AGENDA

- A. Receive July 2019 Public Housing Financial Reports
- B. Receive July 2019 Clinton Place Financial Reports
- C. Receive July 2019 Section 8/VASH Program Report
- D. Receive Lawrence Expanded Housing (LEH) Semiannual Financial Report
- E. Receive Building Independence III (BIND) Semiannual Financial Report
- F. Receive Quarterly Demographic Report
- G. Approve Donation of Wheelchair Lift Van to the Lawrence Community Shelter

Mr. Dunn requested more details on items 4C and 4F. Ms. Oury gave a synopsis of the current Section 8 financial report and explained that there would be more detail in Regular Agenda Item 5B, the proposed Section 8 budget revision. Because the budget is in such a positive position, the agency is able to house more people. She gave more detail on

several items in the Demographic Report. The Director of Operations is pulling data to get a more accurate idea of how many single mothers are participants, in order to better target MTW programs. In answer to a question, she explained that LDCHA is expecting many applications for Transitional and HOME programs due to the number of people who are being required to leave the Shelter, but they will have to go on the waiting list behind those who are already on the list. She gave some details on how the Transitional Housing program works.

Chair Powers arrived with apologies for being late, which was due to a fire in his workplace. Vice Chair Duran turned the chair over to him.

Vice Chair Duran moved to approve the Consent Agenda as presented. Commissioner Davison seconded. The motion passed unanimously.

5. REGULAR AGENDA

A. Executive Director's Report

Executive Director Oury called the Board's attention to the letter from HUD included in the packet which states that the LDCHA is in statutory compliance with the MTW program. HUD has not always sent confirmations like this, so it is good to have an official determination.

Ms. Oury briefly talked about the proposed text amendment to the City's code to allow a second detached dwelling unit on a single lot and said she wanted to bring the discussion to the Board's attention. The Affordable Housing Advisory Board (AHAB), of which Ms. Oury is a member, has had conversations about it. The proposal came from Tenants to Homeowners, which is also on AHAB. There was a joint meeting with AHAB and the Planning Commission on the issue, with very robust discussion.

The Brook Creek neighborhood opposes the idea, and issued a letter about it which is included in the Board packet. Ms. Oury pointed out that the letter includes photos of some LDCHA scattered site houses in East Lawrence and praises that method of affordable housing development. She asked for the Board's feedback on the issue. In answer to questions from the Board, she talked about the current development proposals, and neighborhood and governmental concerns. Commissioner Paulsen asked if the possibility had been considered of building two units as a two-story duplex, one up and one down, rather than two separate units. Ms. Oury said she has not heard anyone having that discussion. Chair Powers said that he does not believe the Board is in a position to express an opinion since the LDCHA is not directly involved in the issue, unless the City directly requests the agency's opinion. Ms. Oury then discussed various types of development for mixed-use mixed-income, and studies which have supported the advantages of de-concentration.

Ms. Oury provided statistics for utilization of the new Friday bus service at Clinton Place, which had been requested by the Board at the last meeting.

Ms. Oury discussed the partnership with the Landon Lucas Foundation to repave and paint basketball courts at Edgewood. The Foundation would like to place its logo and motto on the courts. The Board expressed its support for allowing use of the logo.

Ms. Oury called the Board's attention to the Positive Bright Start report. Positive Bright Start provides daycare at Edgewood Homes.

Ms. Oury outlined the extensive discussion which has occurred regarding the naming of the behavioral health campus and its buildings. Although the final decision is probably up to the County, she requested guidance from the Board on their naming preference for the ten living units which LDCHA is responsible for. There have been objections to calling the units "The Cottages at Green's Lake," but "The Cottages" is how most people are referring to them. The Board members discussed the issue and Commissioner Davison pointed out that there is already a long-standing senior living complex named "The Cottages" and that the name should be different to distinguish the two. She suggested the new development be named "Green's Lake Cottages" or similar and the other Board members concurred.

B. Resolution 2019-18: MTW Section 8 / VASH Budget Revision #1

Executive Director Oury explained that the current budget needs to be revised to account for the unusually high Section 8 funding this year. The 99% proration plus the inflation factor resulted in the highest level of funding in memory. Since the budget developed at the beginning of the year was conservative and assumed a much lower proration, a revision is necessary to account for the additional spending that is now allowed and to keep the possible surplus lower. Additionally, it must be assumed that upcoming funding levels will not be this high, and therefore this year's extra spending should be done in a way that will not increase fixed costs. Ms. Oury pointed out several proposed purchases in the budget such as office items, and snow removal equipment which will actually save on labor costs. She also mentioned that the Board might want to consider slightly changing the parameters of the EPIP, because it is based on a Section 8 surplus which is larger than the agency actually wants to accrue. She will bring some ideas about that to the September meeting. There was discussion about what amount of Section 8 reserves is ideal and the balancing act in issuing vouchers.

Commissioner Meyer moved to approve Resolution 2019-18 as presented. Commissioner Davison seconded. The motion passed unanimously.

C. Review 2020 Utility Allowances for Public Housing Programs

Executive Director Oury briefly explained the utility allowance process. Notice of the allowances and comment is required for public housing residents only, and any comments will be brought back to the Board at the September meeting for final approval of both public housing and Section 8 allowances. This review is to approve the allowances which will be sent out in the public housing resident notices. The rate change for Edgewood Homes would be only a dollar, and staff recommends that the Board make no change to that current allowance; the others will go up only slightly.

Vice Chair Duran moved to approve the rates per staff recommendation and to send out the notices. Commissioner Paulsen seconded. The motion passed unanimously.

D. Resolution 2019-19: Review and Approve Revised Long-Term Lease for Cottages at Green's Lake

Executive Director Oury spoke briefly about the provisions of the new amendment which extends the lease to 99 years per the requirements of the KHRC grant. Ms. Oury had discussed the reasons for this at the previous meeting, and there were no questions from the Board.

Commissioner Davison moved to approve Resolution 2019-19 as presented. Commissioner Meyer seconded. The motion passed unanimously.

E. Resolution 2019-20: Ratify New Clinton Place 20-Year HAP Contract

Executive Director Oury explained that she had planned to bring the final contract to the Board for approval but that the deadline given by KHRC for the final documents to be signed and returned by LDCHA had occurred before the meeting. Chair Powers had reviewed and signed them. The final approval letter and copies of the fully executed documents were received from KHRC just that morning.

Vice Chair Duran moved to pass Resolution 2019-20 as presented. Commissioner Davison seconded. The motion passed unanimously.

6. Calendar and Announcements

LDCHA offices will be closed on Monday, Sept. 2 for the Labor Day holiday and on Thursday, Sept. 5 from 1:00-5:00 pm for staff training.

7. Adjournment

There being no further items for discussion, Commissioner Paulsen moved to adjourn. Commissioner Davison seconded. The motion passed unanimously. The meeting adjourned at 6:34 pm.

Chair

Secretary

Attest