

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

September 23, 2019
5:30 p.m.

Clinton Place
Meal Site

1. Call of Roll

Commissioner Davison called the meeting to order at 5:35 pm. Upon call of roll, the following Commissioners responded present:

Jamie Davison
Walter Meyer, Jr.
Ellen Paulsen

Vice Chair Duran was absent by prior notice. Also present were LDCHA staff members Beverly Hyatt, Ruth Lichtwardt, and Shannon Oury.

2. Approve Minutes of the August 26, 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

There were no comments.

Chair Powers arrived at 5:36, with apologies for having been delayed by traffic. Commissioner Davison turned the chair over to him.

4. CONSENT AGENDA

- A. Receive August 2019 Public Housing Financial Reports
- B. Receive August 2019 Clinton Place Financial Reports
- C. Receive August 2019 Section 8 / VASH Program Report
- D. Resolution 2019-20: Approve 2020 Public Housing, Section 8 and HOME Program Utility Allowances

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

5. REGULAR AGENDA

A. Executive Director's Report

Executive Director Oury discussed the public housing budget. Although there is a considerable public housing surplus, there has still been no final funding announcement from HUD. Normally staff would have brought the revised public housing budget to the Board to account for spending the surplus, but without final funding it cannot be approved. Ms. Oury discussed the current state of the budget process in Congress and predicted that a

2020 budget would not be forthcoming until very late in 2020, which seems to be becoming the norm. Since it does not make sense for staff to develop a revised public housing budget for the October meeting and then do so again incorporating the EPIP in November, a revised budget will likely not be brought to the Board until the November meeting. Ms. Oury notified the Board that the agency will begin to spend the projected surplus on equipment that is needed for snow removal, and the budget for October and November may show the cost prior to the budget revision.

Ms. Oury discussed Mainstream vouchers. Nineteen were awarded last year and should be fully utilized very soon. The agency has applied to add 31 more Mainstream vouchers.

October 30th at noon has been set as the groundbreaking date for the Cottages at Green's Lake. Ms. Oury will send the Board the flyer as soon as it is available. There was discussion on the process of choosing the solar panels, which is currently underway. She said she would bring information to the next meeting on the kilowatts which are likely to be generated. Commissioner Meyer suggested using the solar panels on the Cottages as a publicity opportunity for the agency.

Ms. Oury discussed the upcoming EPIP and the Section 8 reserves. The base amount of reserves required for the EPIP to activate was set long before HUD instituted cash management and began holding the Section 8 reserves at the HUD level. The agency would prefer to keep less in reserves, especially since each presidential budget under this administration has included a provision to sweep the funds. Ms. Oury went over the current calculation on how much would be left at HUD under the current budget. There was discussion on the cash management restrictions for using the reserve funds since the agency must actually expend the funds before HUD will release reserves. Ms. Oury said she would like direction from the Board. The Board briefly discussed the issue, and agreed it is appropriate to include the EPIP funds within the reserve calculation.

B. Resolution 2019-21: Approve Submission of the LDCHA 2020 MTW Annual Plan and the 2020, 2019, 2018, and Final 2017 Capital Fund Performance and Evaluation Reports to HUD

Executive Director Oury said the photos of participant's children on the Plan's cover prompted her to mention that the LDCHA's early childhood program had been created after the agency had done an analysis of the tenants who struggled the most to pay rent on time, and found it was largely single mothers with young children. She spoke about several aspects of the program and mentioned both a former employee who was excellent with young children and helped to build up the program, and a new employee who comes with a great deal of early childhood experience. She will bring a survey which is currently being conducted of the number of children at Edgewood Homes to the next meeting.

Chair Powers asked that some of the secondary and tertiary metrics be tracked if possible to measure outcomes for the mothers and their children due to having these extra services available. Ms. Oury spoke about a couple of the programs, one giving new mothers free diapers and another paying for childcare for working mothers, who are required to work for six weeks before becoming eligible for state assistance for child care. Commis-

sioner Davison suggested that possible mentorships by older children for younger children be explored, because statistics have demonstrated that mentorships can make a big difference in the successes of children.

Ms. Oury said there were no changes made to the draft since the last Board meeting except to add information on the public comment period and meeting. She gave an overview of the Capital Fund reports attached.

Commissioner Davison moved to approve Resolution 2019-21 as presented. Commissioner Meyer seconded. The motion passed unanimously.

C. Resolution 2019-22: Approve Amendments to the LDCHA Combined Admin-ACOP Plan & Scattered Site Management Plan

Executive Director Oury explained that this is also the third time the Board has seen these amendments. Since the public comment has taken place, the document is being presented for final approval.

There were questions on the \$500 limit placed on damage charges by landlords to determine eligibility for LDCHA housing, and Ms. Oury explained that some applicants had been denied eligibility under the current policy when their former landlords kept their deposit for fairly minor damages. The agency is looking for instances of severe or habitual damage to units, not to deny housing due to minor or normal child-caused damage.

Commissioner Paulsen moved to approve Resolution 2019-22 as presented. Commissioner Davison seconded. The motion passed unanimously.

D. Resolution 2019-23: Receive and Approve FFY 2020 Fair Market Rents and Adjust Payment Standards for Tenant Based Rental Assistance Programs

Executive Director explained how the FMRs and Flat Rents are set, and why LDCHA is able to set its payment standard at 110% of the FMR.

Commissioner Paulsen moved to approve Resolution 2019-22 as presented. Commissioner Davison seconded. The motion passed unanimously.

E. Consider Cancelling the December Board Meeting

Executive Director briefly outlined the reasons for possibly cancelling the December meeting. There was no discussion and the December meeting was cancelled by acclamation.

6. EXECUTIVE SESSION

Commissioner Davison moved to enter into executive session for 30 minutes to discuss a non-elected personnel matter. Commissioner Meyer seconded. The Board entered into executive session at 6:25 pm.

Commissioner Davison moved to exit executive session at 7:16 pm. Commissioner Meyer seconded. The Board exited executive session at 7:16 pm.

7. CALENDAR AND ANNOUNCEMENTS

The Annual Team Celebration lunch will be October 31 from noon–2:00 pm at the Union Depot in North Lawrence. There will be costumes. Invitations will be sent to the Board.

8. Adjournment

There being no further items for discussion, Commissioner Paulsen moved to adjourn. Commissioner Davison seconded. The motion passed unanimously. The meeting adjourned at 7:19 pm.

Chair

Secretary

Attest