

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

December 18, 2017
5:30 p.m.

Clinton Place
Meal Site

1. Call of Roll

Chair Powers called the meeting to order at 5:30 pm. Upon call of roll, the following Commissioners responded present:

Jamie Davison
Maria Duran
Ellen Paulsen
Josh Powers

Commissioner Star was absent by prior arrangement. Also present were LDCHA staff members Beverly Hyatt, Ruth Lichtwardt, and Shannon Oury.

2. Approve Minutes of the November 27, 2017 Board of Commissioners meeting

Commissioner Paulsen moved to approve the minutes as presented. Vice Chair Duran seconded. The motion passed unanimously.

3. Receive Comments from Tenants and Public

There were no comments.

4. CONSENT AGENDA

- A. Receive November 2017 Public Housing Financial Reports
- B. Receive November 2017 Clinton Place Financial Reports
- C. Receive November 2017 Section 8/VASH Program Report
- D. Resolution 2017-26: Write Off Capital Inventory

Due to the earlier date of the meeting, the financial reports were not ready. The November reports will be presented at the January meeting.

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

5. REGULAR AGENDA

A. Executive Director's Report

Executive Director Oury reported that once again there is no news on what the Congressional funding situation is for 2018 and that the current Continuing Resolution expires on Friday. The agency has received no information at all on what the funding situation is likely to be. HUD has released Section 8 funding numbers for just January and February, which is based on September's funding since that is validated, plus a 2% margin.

Ms. Oury said that the 2018 agency budgets will be brought to the Board for approval in

February instead of January. Budgets created in January are estimations since the actual funding numbers are always unknown that early, and moving the budgets to February will provide more time for actual funding amounts to be released by HUD. In addition to more accurate budgets, this will give LDCHA staff the time to get the previous year's books closed out sooner, which will in turn help the fee accountant to get the FDS back to LDCHA with more time before the filing deadline. Several times in recent years, the FDS has arrived from the fee accountant the day before or even the day of the deadline, which has not given staff enough time for a thorough review before submission.

Ms. Oury called the Board's attention to the synopsis of the special vouchers. Staff believes that the Safe Housing voucher program has been hugely successful. It has greatly reduced the waiting time for families in crisis who are time limited in their stay at Willow. The first family will be transitioning to a regular Section 8 voucher in May, and two others have successfully moved on. Thirty-six family members have been assisted to date. As families cycle through and are issued regular Section 8 vouchers, others will be admitted to the program. The Next Step program has not been quite as successful. Some of the youth are not really ready to be housed on their own, and two have left the program due to non-payment of rent. Three others are currently being successfully housed. Staff is reaching out to Van Go and considering other strategies to help keep Next Step participants in the program. The New Horizons voucher program, which was created with combined grants from the City and County specifically for families with children living in the Community Shelter, has also been successful. The first of these families are about to complete their two years in the program and exit to permanent Section 8 vouchers. The caseworkers for the families are with the Shelter, but they are sometimes overwhelmed so LDCHA has been helping to find caseworkers from other community partners, including Family Promise. Two of the families currently in the program have eight family members apiece, and it is difficult to find units large enough for families of that size. City Commissioner Lisa Larson and Vice Mayor Stuart Boley asked Ms. Oury to create a fact sheet to report on the program outcomes so far. Ms. Oury called the Board's attention to the sheet, included in their meeting packet. In answer to questions from Chair Powers, Ms. Oury said that one of the reasons Mr. Boley had wanted the information on the fact sheet is with the idea of making this a more permanent program now that the sale tax measure has passed.

The Assessment of Fair Housing has been accepted by HUD, which pleased but surprised the agency because so many of the first assessments which had been submitted by other agencies had been rejected by HUD with requests for additional information. HUD wants specifics on implementation of the goals identified by LDCHA to be included in the annual plan, so the next MTW Annual Plan will incorporate those.

The developers of a downtown project have approached the LDCHA to explore the possibility of creating condos in some of the development, of which several might be affordable units which could be purchased and managed by LDCHA. They would need to incorporate affordable housing in order to qualify for incentives. Nothing has been discussed beyond the initial approach to gauge interest on the part of the agency. Ms. Oury said she might be interested, and that she wanted the Board to be aware of the possibility. The developer will be at the January meeting for an information session.

Chair Powers commented that he appreciated the news. He said he was aware the specific incentive the developers are seeking is likely to be controversial and that the agency needs to be completely clear and transparent about any discussion. Commissioner Paulsen asked

if the developers are interested in applying for the new affordable housing trust fund. Ms. Oury said that she does not believe they would qualify if they are not operating the affordable housing themselves.

Ms. Oury explained that her term on the Affordable Housing Advisory Board is expiring. LDCHA is a listed member and is a requirement that someone from the agency serve on the AHAB. She originally stepped in to serve because they were trying to get it started up. The City would now like a formal recommendation from the LDCHA Board for the person to fill Ms. Oury's expiring term. She would like to continue to serve on the Board because she and a few others are actual providers of affordable housing, which experience has proven especially valuable. Serving on the AHAB does not prohibit applying for funds, several of the organizations represented have done so. There are specific ways to recuse oneself from the discussion and voting if your organization is applying.

Commissioner Paulsen moved to recommend Ms. Oury to the City as the LDCHA's representative on the AHAB. Commissioner Davison seconded. The motion passed unanimously.

Ms. Oury called the Board's attention to the Development Matrix which was included in their packet and explained that it had been created and reviewed by the Board during previous development discussions. It will be used to help rate the various aspects of future proposals and will be brought to the Board for the January information session.

B. Resolution 2017-27: Approve 2017 Public Housing Operating Budget Revision

Executive Director Oury explained that this is the budget revision that is required after the incentive is awarded to make sure the budget is accurately reflected. Finance Director Hyatt takes into account all purchase orders and projects the final spending for the end of the year as closely as possible. Ms. Oury said that there were two large projects in the works. One is a new phone system, the cost of which is included in this revision. That project went forward since the agency knew there would be the funds to pay for it. Additionally, the Board will be hearing more soon about the new website. The vendor has been selected and the timeline calls for it to be launched before the agency's 50th anniversary in 2018.

Chair Powers asked when the anniversary would be celebrated. Ms. Oury said the actual date is July 8, but since that is on a Sunday in 2018 another nearby date would be selected for the celebration, most likely during the following week. Mr. Powers said he would like to see a lot of fanfare for the anniversary.

There was further discussion about the final proration, which was budgeted for at 85% but actually released at 93%, and which is reflected in the budget revision.

Vice Chair Duran moved to approve Resolution 2017-27 as presented. Commissioner Jamison seconded. The motion passed unanimously.

C. Update on Crisis Center Development Project

Executive Director Oury gave a synopsis of the history of the project, which began a year ago. A Health Leadership Council was formed with interested parties who were new to the

project, including the new CEO of the hospital and DCCCA, but shortly after discussions began, County Administrator Craig Weinaug suffered an accident which put him out of commission for an extended time. Housing became a larger part of the project as the discussions continued through the work of the Council.

Ms. Oury and the Board examined the maps of the current proposed site plan and Ms. Oury spoke on the anticipated lowered costs of the current configuration compared to the original plan, due to moving the project out of the flood plain. She outlined the contracts that would be required and which entity would be responsible for which area of the complex.

Ms. Oury said she wants to be sure the Board is still comfortable with going ahead with the project. The Crisis Center itself must still be approved for funding by public vote in May or later in order to be built, but Bert Nash says they still want the housing there even if the voters reject the Crisis Center. LDCHA has more than 60 people on the current transitional housing and HOME funds waiting list for that type of housing and could fill them right away. The actual land is being donated for free, so the only costs to the LDCHA are for construction of the living units which will be built on the land, meaning the agency can afford to build more units than if the land also needed to be purchased.

There were questions from Commissioner Paulsen on the approvals that must be obtained and Ms. Oury outlined the requirements of the City and of HUD. The agency cannot build or acquire developments independently, it must have the approval of both.

This project will not fill the need but will at least help. DCCCA may also be considering a similar project, which if built would be owned by DCCCA but possibly managed by LDCHA. There was extended discussion on the great level of need in the community for housing to serve this special population and funding options for ongoing costs. Ms. Oury said she would like to know if the Board is comfortable with all aspects of the project so far, or if there are any policy concerns. Several Board members made comments in approval of the project.

6. CALENDAR AND ANNOUNCEMENTS

Executive Director Oury will be out of the office December 25 – 29, and the new phone system is being installed on December 28th so the phones will be down for a period of time on that day.

7. Adjournment

There being no further items of business, Vice Chair Duran moved to adjourn. Commissioner Paulsen seconded. The meeting adjourned at 6:12 pm.

Chair

Secretary

Attest