

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
ST. CLAIR COUNTY HOUSING AUTHORITY
1790 SOUTH 74TH STREET, BELLEVILLE, ILLINOIS**

HELD WEDNESDAY March 8, 2017 AT 9:00 A.M.

The Chairman called the meeting to order and upon roll call the following Commissioners were physically present:

Commissioners Present

Gene Verdu, Chairman
Dan Barger, 1st Vice-Chairman
Sr. Julia Huiskamp, 2nd Vice-Chairman
Billie Jean Miller, Secretary
Vivian Cash, Treasurer

Others Present

Larry McLean, Executive Director
Nancy Schmidt, Director of Finance
Maureen Richter, Administrative Director
Keith Hausman, Director of Maintenance
David Wright, Director of Modernization
Pam Jackson, Programs Director
Phyllis Pearson, Director of Asset Management
Phil Rice, SCCHA Attorney
Annette Hill, Executive Secretary

Commissioners Absent

Others Absent

PUBLIC COMMENTS

Commissioner Verdu presented Annette with a bouquet of flowers and welcomed her back from her leave of absence. He also thanked her for all that she does for the Board and SCCHA.

MINUTES

Consider approving Minutes from Regular Meeting held on February 8, 2017.

Commissioner Barger made a motion to approve the minutes as presented. The motion was seconded by Commissioner Cash. Upon roll call the motion carried.

FINANCE MATTERS

General Disbursements – All Projects, Payroll Disbursements, Treasurer's Report, Schedule of Miscellaneous Receipts, Comparative Income/Expense Reports and Electronic Payment Transactions. (Copies attached)

Commissioner Miller made a motion to approve the Finance Matters. Commissioner Cash seconded the motion. Upon roll call the motion passed unanimously.

TENANT MATTERS

(For informational purposes only) Public Housing Tenant Accounts Receivable Report, Public Housing/Section 8 Occupancy Report, Public Housing Move-Out Report, Public Housing Move-In Report, Section 8 Move-Out Report, Section 8 Move-In Report, HCV Report, and Waiting List Summary. (Copies attached)

Commissioner Barger asked about the status of the occupancy report.

Mr. McLean reported that HUD headquarters have been looking at our vacant units on the report. He reported that when all housing authorities' vacancies exceed 100 days or are below 96%, it is standard policy for HUD headquarters to notify the field office of that particular housing authority to call and inquire about the issue. He reported that there is no easy answer to why we are running about 96%.

Mr. McLean reported that the Board receives a copy of the Public Housing and Section 8 tenant demographics in their packet each month. He said that it is all about the population we are currently serving.

A handout was presented and Mr. McLean explained as everyone followed along.
(handout attached)

Commissioner Verdu noted that only about two percent (2%) of residents and program participants are Hispanic.

Mr. McLean agreed and explained that the Hispanic population is also under represented on the wait list compared to the general population. Mr. McLean explained further that for this reason the Hispanic population is identified as the "least likely to apply" for housing assistance and specific outreach marketing effects targeted this population under the Affirmatively Furthering Fair Housing Marketing Plan (AFFHMP) required by some of federally-assisted program administered by SCCHA, such as Townhouse Court, Gwendolene Court and Cedar Ridge.

Commissioner Verdu provided several potential contacts that may be of assistance in reaching out to the Hispanic population, but noted that these are several reasons why many in the Hispanic population do not seek out federal assisted programs.

OLD BUSINESS

None

NEW BUSINESS

7-A Consider approving the Public Housing Utility Allowance Schedule Update for 2017

Commissioner Barger made a motion to approve the Public Housing Utility Allowance Schedule Update for 2017. Commissioner Cash seconded the motion. Upon roll call the motion passed.

SUCH OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

REPORTS BY THE EXECUTIVE DIRECTOR

Mr. McLean reported that on page three (3) of the Contract Status Report, the two (2) awards from last month's meeting, Turner Construction and Calhoun Constructors, have a meeting being scheduled for the PLA. He noted that we are waiting on them before we can get started with construction.

David Wright reported that he will be delivering the PLA signatures today or tomorrow to Calhoun Construction, and then they will setup a meeting. He reported that Turner Construction has had their PLA for about a week.

Commissioner Barger reported that typically a lot of these meetings are done same day. He offered his assistance if needed to expedite the process.

Mr. McLean reported that back in September, the Board authorized the Executive Director to sign an agreement to enter into a Housing Assistance Payment (HAP) contract for the Lincoln Park Villas in O'Fallon, the 72 unit senior development that is going through IHDA, a tax credit development, have broken ground now. He stated that if

everything goes as planned, we will have 30 Project Based Vouchers (PBV) to make the apartments more affordable to seniors there.

Mr. McLean noted that the Board is probably already aware that Ben Carson is now confirmed as the Secretary of HUD.

Mr. McLean also mentioned that two (2) federal regulations are coming out on both sides of the housing, the Section 8 and the Public Housing side, one is called HOTMA, a law passed in 2016, which stands for Housing Opportunity Through Modernization Act. He reported that it is talking about allowing residents to move into units on the Section 8 side that have not passed inspections yet, as long as the units are not life threatening or an emergency. He stated that we are going to pass on the first phase of HOTMA.

Mr. McLean reported that when HUD implements the other sections, there are several things that will make a difference in how we do business. He reported that when projecting rent, the first time we admit a tenant to the program, we are going to project their income forward as we always have, but after that when we complete an annual recertification, we will look back at the last twelve (12) months and that will be the basis for their rent. He stated that will be a huge difference.

Mr. McLean reported that the other regulation is that HUD issued in 2013 Violence Against Women Act (VAWA) that has expanded with new implementations. He reported that we may have some challenges for staff, as we have had for other provisions like reasonable accommodations. He said there are good reasons to have these laws on the books, however these laws often lead to abuse of the laws. He reported that we are obligated to someone who says they are a victim of domestic violence, we are obligated to transfer them. If they are in public housing, they can be transferred within the public housing program. If they are on section 8, we have to let them walk out on a lease agreement. He reported that all they have to do is a self certification. Mr. McLean reported that the law is clear that we cannot require a restraining order, a police report, or anything that reads the role of the housing provider is not to determine the merits of the claim, but to protect the victim.

Commissioner Barger asked if there are any changes in ESLHA.

Mr. McLean reported nothing different from last month.

Commissioner Huiskamp reported that they have appointed someone for the advisory board, but did not know who. She said that they did so last month in their Board meeting, however she did not attend.

ADJOURNMENT

Commissioner Barger made a motion to adjourn the meeting. The motion was seconded by Commissioner Cash. The motion passed unanimously.



Eugene Verdu (Chairman)


Billie Jean Miller (Secretary)

The date for the next Regular Board Meeting will be April 12, 2017.