

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JANUARY 19, 2016**

The Commissioners of the Housing Authority of the County of DeKalb met in regular session at the Housing Authority's central office, 310 N. Sixth Street, DeKalb, IL at 2:32 PM on Tuesday, January 19, 2016.

The meeting was called to order by Chairwoman Moulton and upon roll call, those present and absent were as follows:

<u>Commissioners Present</u>	<u>Commissioners Absent</u>
Herodote Hounsrou Adjegan Ron Bemis Donna Moulton Ging Smith Jerry Wahlstrom	None

Others Present
Michelle Perkins, Executive Director
Christine Sauter, CFO
Vivian Bright, DO
Tim Horning, Attorney

There being a quorum present, the meeting duly convened opening with the hearing of any public comments. *No one from the public was present.*

Approval of the Agenda. Commissioner Moulton asked for changes to the Agenda. There being no changes, Commissioner Bemis made a Motion to approve the Agenda. Commissioner Smith seconded the Motion. All were in favor, none opposed. Motion then carried.

Approval of the Minutes. Commissioner Moulton asked for changes to the regular session meeting minutes. With no changes being requested, Commissioner Wahlstrom made a Motion to approve the meeting minutes. Commissioner Bemis seconded the Motion. All were in favor, none opposed. Motion then carried.

Approval of Bills and Payroll. The bills and payroll were submitted to the Commissioners for approval of payment. Commissioner Wahlstrom moved that the bills and payroll be approved as submitted. Commissioner Adjegan seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Herodote Hounsrou Adjegan Ron Bemis Donna Moulton Ging Smith Jerry Wahlstrom	None

Absent – None

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Financial Report: CFO Sauter noted that all programs continue to perform well nine months into the fiscal year. Sauter noted that CY2016 expected proration for the HCV admin fee is 74% and PH operating subsidy is 84%. Sauter reviewed the quarterly reports with the Commissioners and also distributed wage budget information for discussion during closed session. Sauter will present preliminary budget information to the Commissioners at the February meeting with final budget resolutions for the March meeting.

Executive Director Report: *Legal.* Attorney Horning has been working with staff on Public Housing evictions, six of which are pending. The Housing Choice Voucher program has one termination pending for drugs.

HCV Utilization & Occupancy. Public Housing continues to experience a dip in occupancy due to HCV lease-ups and recent evictions. Staff will continue to aggressively process applications to fill the vacancies in Public Housing. The one bedroom Public Housing waiting list has been reopened to the general public.

2016 PHADA Conference. Perkins gave an overview of the information received at the PHADA conference noting that it was very good and informative. Due to health issues with a well known presenter, courses were modified. The opening session was very good with an inspirational speech on leadership by Mr. Earl Rickman. A very detailed session was presented by HDLI that discussed HUD's new Affirmatively Furthering Fair Housing Rule. New tools have been released along with a guidebook and due dates to be reviewed. The City of DeKalb is also required to do this same plan and therefore HACD will most likely be collaborating on a joint report with them. HDLI also provided an excellent session on Disparate Impact and proactive measures for HA's to utilize. Joe Schiff presented on RAD and gave his very stern suggestion of "RAD is not that good. Wait." Joe also held an "Ask Joe" session that primarily focused on LITCH developments. Attorney's Driscoll & Driscoll presented on Ethics and entered in to a very good discussion on Travel Policies. Susan Anderson of RIHA gave a presentation on leadership. Sessions by other Commissioners and staff included the new inspection protocol for the HCV called UPCS-V, protecting operating reserves, navigating section 3 and more. The closing sessions included a deep analysis by PHADA of the new HCV Administrative Fee study and the overall impact on the country. PHADA urges HA's to reach out to legislators and communicate how it will affect their communities. **ReThink: Why Housing Matters** is a continuing campaign by AIG which has also stemmed a 45 minute movie that we attended. It is a great advocacy piece and we encourage you to visit the website and review the information (www.rethinkhousing.org).

Civic Window Replacement. ED Perkins presented Commissioners with bid tabulations and a recommendation for contract prepared by Alliance Architects for the Civic Window Project. The bids include asbestos abatement costs and three alternate options. Commissioners were asked to review the data as a resolution to enter in to contract will be presented at the February meeting.

Over-Income Families in Public Housing. ED Perkins shared with Commissioners that HUD continues to discuss local policies of over-income families currently living in public housing. Tenants that were initially income qualified that have improved their income, such that they are now above the income limits and or paying flat rent (close to market rent and not calculated off of 30% of their adjusted income). HUD Principal Deputy Assistant Secretary sent a letter to Executive Directors urging PHAs to consider utilizing discretion to create policies that "ensure that Public Housing is available for the nation's most vulnerable families." This translates to non-renewal of lease for over-income families. This is

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currently a topic of controversy because of the contradiction to create mixed income communities. HACD's lease and ACOP are silent on this matter.

ED Perkins gave a general overview and update of items: No updates on state funding cuts and its effect on HACD, DCRDC or the CoC programs. ED Perkins has been invited by IHDA to participate in the Illinois Housing Task Force Supportive Housing Work Group. Perkins will also be meeting with the Association for Individual Development (AID) that specializes in providing supportive services to understand how they could help to provide services to our tenants. Commissioner Ging Smith will receive the DeKalb Chamber Hall of Fame award on January 21, 2016. Hope Haven will be holding a "hoedown" fundraiser on January 23, 2016. The DCRDC 4th Quarter Board Meeting will be held on January 27, 2016.

There were no Resolutions to present at this meeting.

The next item on the agenda was discussion of employees and their performance. Per allowable closed session topics in section 2 (c) (1) of the Open Meetings Act, Commissioner Wahlstrom made a motion to enter closed session and Commissioner Adjegan seconded the Motion. All were in favor, none opposed. Motion then carried and closed session began at 3:26 PM.

Closed Session discussion ensued (see closed session minutes). Commissioner Bemis made a motion to exit closed session and Commissioner Adjegan seconded the Motion. All were in favor, none opposed. Motion then carried and closed session ended at 4:03 PM.

Commissioners re-opened the meeting to the public, with no further discussion to come before the meeting, Commissioner Moulton asked for a Motion to adjourn the regular meeting. Commissioner Bemis made a motion to adjourn. Commissioner Wahlstrom seconded the Motion. All were in favor, none opposed. Motion then carried. The meeting was adjourned at 4:04 PM until the regular meeting scheduled to take place on Tuesday, February 23, 2016 at 2:30 PM at the offices of the Housing Authority of the County of DeKalb, 310 N. 6th Street, DeKalb, IL.

CHAIRMAN

(SEAL)

ATTEST:

SECRETARY-TREASURER

CERTIFICATE

I, MICHELLE PERKINS, the duly appointed, qualified and acting Secretary of the HOUSING AUTHORITY OF THE COUNTY OF DEKALB, ILLINOIS, and Keeper of the records thereof, do hereby certify that I have compared the annexed complete unapproved Minutes as recorded by me and retained in the Records of said Authority, and certify that it is a true, complete and correct presentation of said Minutes, including attachments or exhibits made a part of these Minutes.

I further certify that if the Minutes are subsequently corrected or amended, I shall forward promptly such correction or amendment and a copy of the attachments or exhibits made a part of these Minutes.

I further certify that the said Regular Meeting was held on January 19, 2016 at 310 N. 6th Street, DeKalb, IL, and roll call showed the following members to be present and absent:

<u>Commissioners Present</u>	<u>Commissioners Absent</u>
Herodote Hounsrou Adjegan Donna Moulton Ron Bemis Ging Smith Jerry Wahlstrom	None

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this January 22, 2016.

ACTING SECRETARY
