

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, APRIL 27, 2009**

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 2:36 p.m. on Tuesday, April 27, 2010.

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

PRESENT: Ron Bemis
 Ging Smith
 Donna Moulton
 Jerry Wahlstrom

ABSENT: None

ALSO PRESENT: Brett Brown, Exec. Dir.
 Chris Sauter, CFO
 Shelly Perkins, OM
 Kendra Chaplin, AMP 3 Property Manager

There being a quorum present and the meeting duly convened, business was transacted as follows:

Approval of the Agenda. Commissioner Bemis asked for changes to the Agenda. There being no changes to the agenda, Commissioner Moulton made a Motion to approve the Agenda. Commissioner Wahlstrom seconded the Motion. Motion unanimously carried.

Approval of the Minutes. Commissioners reviewed the minutes of the regular March 2010 meeting. Commissioner Wahlstrom made a Motion to approve the meeting Minutes. Commissioner Moulton seconded the Motion. Motion unanimously carried.

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

AYES: Ron Bemis
 Ging Smith
 Donna Moulton
 Jerry Wahlstrom

NAYS: None

BUSINESS:

Public Comment. There was no one from the public in attendance. Property Manager Chaplin did state that the previous monthly Board meeting held at Civic Apartments received little to no commentary in regards to the visit from residents. All agreed that it is a positive movement to meet at other locations.

Legal. Director Brown informed the board that an update from AHRMA counsel indicates that the Hughes family failed to submit a brief within the specified court timeframe and there has been no additional communication from the Hughes family. Counsel recommends that the Authority wait to see what happens. A motion to dismiss can be filed in a few months. Brown stated that there has been no communication in regards to the water-related disability discrimination allegations from the resident of GYP. IDHR processes take time and can be slow. Staff continues to monitor Supreme Court considerations of challenge to Chicago gun control ordinances. Some PHAs are giving into the pressure of the various pro-gun organizations. Director Brown stated that he hopes the forthcoming Supreme Court opinion will contain guidance on allowable gun restrictions for sensitive housing developments and buildings including community gathering areas and public offices.

Financials. CFO Sauter reviewed 3/31/10 reports and reviewed the minor variations from budget. Sauter stated that final reporting will be conducted within the upcoming weeks. Current FY10 agency net earnings are now estimated at \$352,635, compared to the \$259,584 represented in the final FY10 budget. After adjustments for final accruals, FY10 agency net earnings are projected to be \$324,635. Chairman Bemis stated that he would like see Hinckley and Shabbona added to Operating Budget and FYE Table. Director Brown informed the board that as a result of an appeal for additional funding prepared and submitted by staff, HUD has granted the Authority \$352,922 in HCV Set-Aside funds.

Annual Meeting of the Municipal Corporation. A Motion was made by Commissioner Moulton to open the Annual Meeting and seconded by Commissioner Smith. The Annual Meeting was held 3:05 P.M. to 3:15 P.M. during the board's regular meeting session on April 27, 2010. Commissioner Bemis reviewed Commissioner attendance records, noting the high attendance rates. Director Brown reviewed remaining terms of Commissioner appointments. Director Brown commented on the requirement to fill the Resident Commissioner seat to complete the remainder of Donna Caul's term. Brown stated that in the past the Executive Director would recommend a resident to the Authority Board, and if agreed, the Board would recommend said resident to the County Board for appointment. Staff did outreach to program participants seeking interested parties, and three letters of interest were received. Staff interviewed each of the interested parties and reviewed with them the duties of Resident Commissioner and the operations of the Authority. Staff provided Commissioners copies of each of the three letters of interest, along with a summary comparison of experience and qualifications provided by the interested residents by letter and through interview. Staff recommended Lewis Court Resident Susie Hill to complete the term for Resident Commissioner. After discussion, consensus of the Commissioners was to recommend Ms. Hill to the County Board for appointment as the Authority's Resident Commissioner. Brown stated that once verification of continued interest was received from Ms. Hill, a letter of recommendation will be sent to the County Board Chairman.

Director Brown, Board Secretary, asked for nominations for Chairman. Commissioner Wahlstrom nominated Ron Bemis for reappointment and Commissioner Smith seconded the Motion.

There being no further nominations, Commissioner Wahlstrom made a Motion that nominations be closed. The Motion was seconded by Commissioner Smith. Upon roll call the Ayes and Nays were as follows:

AYES: Donna Moulton
Ging Smith
Jerry Wahlstrom

Ron Bemis

NAYS: None

ABSENT: None

Voting for Chairman Bemis for the position of Chairman was as follows:

AYES: Donna Moulton
Ging Smith
Jerry Wahlstrom
Ron Bemis

NAYS: None

ABSENT: None

Motion then carried.

Secretary Brown asked for nominations for Vice-Chairman. Commissioner Wahlstrom nominated Commissioner Moulton and Commissioner Smith seconded the Motion.

There being no further nominations, Commissioner Wahlstrom made a Motion that nominations be closed. The Motion was seconded by Commissioner Smith. Upon roll call the Ayes and Nays were as follows:

AYES: Donna Moulton
Ging Smith
Jerry Wahlstrom
Ron Bemis

NAYS: None

ABSENT: None

Voting for Commissioner Moulton for the position of Vice-Chairman was as follows:

AYES: Donna Moulton
Ging Smith
Jerry Wahlstrom
Ron Bemis

NAYS: None

ABSENT: None

Motion then carried.

There being no further business to come before the Annual Meeting, Commissioner Moulton made a Motion to close the Annual Meeting. Commissioner Smith seconded the Motion. All were in favor, none apposed. Motion then carried and the Commissioners continued on with regular session business.

Resolutions Commissioners were presented with resolution **11-01 HCV Utility Allowance**. The resolution calls for approval of the HCV Utility Allowances in accordance with the 2010 utility study performed by Nelrod and to maintain compliance per HUD regulations. Upon a 10% rate change, PHA's must adjust utility allowances accordingly. A Motion to adopt the HCV Utility Allowance was made by Commissioner Wahlstrom and seconded by Commissioner Smith. All were in favor, none opposed. Motion then carried.

Commissioners were presented with resolution **11-02 SEMAP Certification**. The Section Eight Management Assessment Program (SEMAP) measures the performance of the public housing agencies (PHAs) that administer the housing choice voucher program in 14 key areas. Annually PHA's administering an HCV program are required to submit a SEMPA certification pending board approval. DCHA's SEMAP rating is projected to be 100% - High Performer. A Motion to adopt the SEMAP Certification was made by Commissioner Moulton and seconded by Commissioner Wahlstrom. All were in favor, none opposed. Motion then carried.

Commissioners were presented with resolution **11-03 PHAS Certification**. The Public Housing Assessment System is a self certified measuring system based on four (4) components designed to evaluate a PHA's Public Housing performance. HUD requires board approval for the MASS certification portion of PHAS. A Motion to adopt the PHAS Certification was made by Commissioner Moulton and seconded by Commissioner Wahlstrom. All were in favor, none opposed. Motion then carried.

Staff Report: GYP Water project is nearly complete. All major plumbing and piping is done. Painting and cosmetic work in process. Current adjusted contract price is \$1,098,150.83. \$943,168 stated value of work completed through 4/02/10. Per request of Congressman Foster's office, staff is coordinating with Congressman Foster's office to schedule a project completion celebration; the project is of interest to the Congressman, as it was a project made possible by funds from the American Recovery and Reinvestment Act of 2009. OM Perkins discussed the Occupancy levels for Public Housing and Housing Choice Voucher. Through nine (9) months of the year, Public Housing is at 98%. Housing Choice Voucher has 536 leased participants which includes 20 port-outs. Projections for May projected HCV leased vouchers at 520. The decline is due to natural attrition within the program and absorption from CHA and Cook County.

Perkins stated that a Request for Qualifications has been published in search of A&E Design professionals for use on the upcoming elevator project at Civic. A pre-proposal conference was offered on April 14 to prospective applicants. Perkins followed-up on the concerns raised by Golden Years resident Stanley Wojciechowski. Perkins stated that Mr. Wojciechowski's was unhappy with his bed being left in a vertical position after a pest treatment. Perkins stated that this was standard protocol and left vertical to facilitate drying and completion of treatment. Also, Mr. Wojciechowski's bathroom vent situation will continue to be monitored. At this time staff cannot recreate the issue and has investigated the problem to our fullest extent. Staff believes the problem occurred because of down drafts.

Director Brown discussed HUD's proposed TRA (Transforming Rental Assistance) reform initiative. It is HUD's stated intention to eliminate the Public Housing program by converting to an as yet to be defined new program with Housing Choice Voucher/Project Based Voucher elements. Director Brown met separately with staff for Senator Dick Durbin and with Congressmen Bill Foster and Don Manzuillo and members of their staffs to discuss HUD's TRA. Neither the elective officials nor members of their staffs were familiar with HUD's new initiative. Staff for Senator Durbin expressed confidence in Secretary Donavon. The Congressmen and their staff members listened to concerns raised with respect to the Department's sudden reform initiative and expressed support for local policy and implementation of housing assistance programs.

Brown informed the board that the DCRDC met earlier on April 27, 2010. During the meeting Brown

discussed the need to improve the relationship with Ben Gordon Center in regards to BGC's level of participation and work to support Gurler St. occupancy. Commissioner Moulton acknowledged difficulties she has experienced with the BGC.

Brown informed the board of the retirement plans of Sue Guio and Kelley Chrisse departing from the City of DeKalb staff. Brown stated he has concern for replacement of the support previously provided to the Continuum of Care by members of City staff. Brown believes Jamie Smirz will replace Ms. Guio as the City's CDBG officer.

Brown informed the board of a meeting to be held April 28, 2010 between Michael Flora, Sue Guio, Donna Moulton and himself to discuss the Shelter Plus Care Program. Brown stated that Reality House/BGC participation has declined and has had a direct impact on occupancy at Gurler St. Occupancy standards for Gurler need to be addressed with BGC, as occupancy levels directly affect the SPC grant and pose project sustainability issues if needed occupancy levels are not achieved.

Other Business. None

Entry of Closed Session: At 4:02 PM Commissioner Wahlstrom moved to go in to closed session. Commissioner Moulton seconded it. Commissioners adjourned to closed session to discuss performance evaluation and compensation of the Executive Director.

Return from Closed Session: At 4:51 P.M., closed session discussion between Commissioners concluded and the open meeting resumed.

As there was no further discussion to come before the Commissioners, Commissioner Wahlstrom moved to adjourn the regular meeting. Commissioner Moulton seconded the Motion and Motion then carried. The regular meeting was adjourned at 4:53 P.M. until the regular May meeting on Tuesday, May 25, 2010 at 2:30 P.M., at the offices of the Housing Authority of the County DeKalb, 310 N. 6th Street, DeKalb, IL.

CHAIRMAN

(SEAL)

ATTEST:

SECRETARY-TREASURER

CERTIFICATE

I, BRETT S. BROWN, 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 staff 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 April 27, 2010 at 310 N. 6th Street, DeKalb, IL, and roll call showed the following members to be present and absent:

PRESENT: Ron Bemis
 Ging Smith
 Donna Moulton
 Jerry Wahlstrom

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this 5th day of May, 2010.

SECRETARY-TREASURER