UPPER EXJPLORERLAND REGIONAL HOUSING AUTHORITY MINUTES

March 21, 2013

PERSONS PRESENT: Robert Fadness, Paul Ryan, Dennis Koenig, Bernard Peterson, Carla Moser, Steve Roach, Gary Bowden, Sharron Mayer, Jason Passmore, Vicky Osmundson, Charles Carroll, Joyce Bakewell, Michele Elsbernd

Staff Present: Lori Brockway, Becky Zieman, Karine Schager, Rachelle Howe, Lisa Lensing (approx. 1:30pm)

Call to Order: Chairperson Michele Elsbernd called the meeting to order in UERPC Conference room in Postville, IA. At 1:07 pm. Introductions were made.

Agenda Approval: A motion was made by Roach/Bowden to approve the Agenda. Motion carried unanimously, with no opposition.

Minutes Approval: A motion was made by Meyer/Peterson to approve the minutes of the November 19, 2012 meeting. Motion carried unanimously, with no opposition.

Election of Board Members: A motion was made by Fadness/Bakewell to appoint Robert Fadness as the Representative for Allamakee County. Motion carried unanimously, with no opposition. A motion was made by Carroll/Ryan to appoint Michelle Elsbernd as Chairman. Motion carried unanimously. A motion was made by Ryan/Osmundson to appoint Jason Passmore as Vice Chairman. Motion carried unanimously. A motion was made by Passmore/Bowden to reappoint Becky Zieman as board secretary. Motion carried unanimously. A motion was made by Ryan/Fadness to reappoint Stan Straate of Freedom Bank as Treasurer. Motion carried unanimously.

Board Member Signatures: Discussion was held. Signatures will remain as Michelle Elsbernd and Jason Passmore.

Program Status Report: Lori Brockway provided assisted household numbers by county. There are 56 units in Allamakee Co., 79 units in Clayton Co., 177 units in Fayette Co., 60 unites in Howard Co., and 30 units in Winneshiek Co. We assist 155 elderly households and 186 disabled households. Also, we have 292 households where the head of household is female. We are currently billing billed for 11 families living outside of our 5 county jurisdiction. One family is in Illinois and 10 families are in Minnesota. Our total bill for these families is 7,563.49 per month which is an average HAP of $687.59 per unit. The average HAP for families in our jurisdiction is $224 per unit, per month. The program previously implemented a $25 minimum rent for all households. Findings are that only 20 families have been affected by this and there has been very little complaint from program households.

Sequestration Cuts – Housing Choice Voucher Program: HUD was previously operating under a Continuing Resolution that expires March 27, 2013. Because a deficit reduction package was not passed by March 1st, there will be an automatic across the board cuts to domestic and defense programs. This means the Housing Choice Voucher Administration fees will be reduced by %69 from $56.23 to $38.79 per unit. This is a reduction of $17.44 per unit. We are currently serving approximately 400 units. Right now, with the Sequestration Cuts, the program will be able to fund about 94% of the 407 units we are allotted, approximately 397 families. If Portability continues to be an issue the unites will be reduced further than 94%. Ways to reduce program costs were discussed, including reducing payment standards, increasing the minimum rent to $50, investigating adopting local preferences, and continuing to utilize the TBRA program which does not allow for portability. We will also work to eliminate 2nd inspections, and hopefully tenants to self-certify Assets under $5000.

Resolution: Discussion was held considering a Resolution to increase the minimum rent from $25 to $50. Twenty families are currently affected by the $25 minimum rent. An increase in the minimum rent from $25 to $50 would only affect 2 additional households. 94.5% of households currently on the program will not be affected by this change. A motion was made to approve the Resolution to increase the minimum rent to $50 by Ryan/Bowden.

Roll Call Vote: AYE: Roach, Koenig, Bowden, Bakewell, Osmundson, Carroll, Ryan, Fadness, Passmore, Meyer, Moser, Elsbernd. NAY: Peterson. Motion Carried.

Resolution: Discussion was held considering a Resolution to allow tenants to self-certify. Allowing self-certification for assets will cut down on administrative costs, however when information is questionable, housing will request the third party verifications. A motion was made to approve the Resolution to allow self -Certification of Assets by Roach/Carroll. Roll Call Vote: AYE: Roach, Koenig, Bowden, Peterson, Bakewell, Osmundson, Carroll, Ryan, Fadness, Passmore, Meyer, Moser, Elsbernd. NAY: None. Motion Carried.

Disbursements: A motion was made by Fadness/Passmore to approve the quarterly disbursements for publication. Motion was carried unanimously with no opposition.

Update on Agency Plan: Lori Brockway informed the members the Agency Plan had been submitted for public hearing and was approved.

Update on Payment Standards: Lori Brockway updated board members on new payment standards which are only slightly lower than previous payment standards and some did not change at all.

Floor Items: Lori Brockway was present to explain the multiple programs she is working on in the Housing Department. Contact Lori or Sarah at 563-864-7551 if you have questions. Paul Ryan requested a new contact list of board members be sent to each board member. The list will be updated and provided to all board members. Bernard Peterson requested the Housing Coordinators report back to the board how the $50 minimum rent is affecting tenants.

There being no further business, a motion was made by Ryan/Peterson to adjourn. Motion carried unanimously. **The meeting adjourned at 2:10 PM.** The above constitutes my interpretation of the matters discussed and the decisions re3ached. Please contact the undersigned for errors or omissions.

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Becky Zieman, Secretary