UERHA Board Minutes
Tuesday, June 7, 2022

Present: Sarah Snitker, Ashley Goltz, Michelle Elsbernd, Sheila Bullerman, Shannon Gebel, Josh Uhlenhake, Mary Ann Humpal, Charles Carroll, Dan Byrnes, Mike Tucker, Joe Pisney, Shirley Vermace, Amy Bouska,; via Zoom: Katie Becker, Susan Scott, Ray Peterson, Jason Passmore,; Others present: Rachelle Howe, Kayla Miller, Connie Looney, Karine Schager, Lori Quam.

CALL TO ORDER: Rachelle Howe called the meeting to order at 1:00 p.m.

AGENDA APPROVAL: A motion to approve the agenda was made by Mary Ann Humpal and seconded by Amy Bouska. The motion passed unanimously.

APPROVAL OF MINUTES FROM MARCH 8, 2022: Jason Passmore asked for approval of the minutes. A motion was made by Shirley Vermace and seconded by Amy Bouska. The motion was approved unanimously.

FINANCIAL REPORT: Rachelle Howe shared the financial report (see attached). Karine Schager explained Fraud Recovery and how it works. Amy Bouska had emailed Howe questions asking about the differences in funds. It was noted that the work we're doing now determines the funds we will receive next year. Anticipated funds versus actual funds are why funds aren't matching up. Ninety-seven percent has been spent on vouchers and we want that to be at least 98%. The following can affect our program: Administration/sundry, market, portability, rent increases, attrition (8 on – 8 off), not using reserves yet and we do want to get to that. Also, HUD runs on a calendar year and we run on a fiscal year. A discussion was had. It was decided that UERPC finance staff, Jodi, and Loucks and Swartz's staff, Cheryl, would attend our next meeting to further explain financing.

A motion was made by Katie Becker and seconded by Shannon Gebel. The motion was approved unanimously.

APPROVAL OF DISBURSEMENTS:

There was an objection to approving the disbursements by Amy Bouska. A discussion was had. Jason Passmore thought the financial report and the disbursements being separated was requested by the auditor. Shirley Vermace said it would be good to have a report that compares apples to apples with notes on the side. It was agreed that the approval of disbursements will be discussed at the next meeting.

APPROVAL OF FY 2022-2023 BUDGET:

Rachelle Howe shared the budget (see attached) and explained that our payment standards come from HUD. A discussion was had. Howe shared that Iowa Works did not renew their contract with us and a reduction in other housing programs have both affected our budget. We have applied for grants for other programs to offset RHA.

A motion was made by Amy Bouska and seconded by Shirley Vermace. The motion was approved unanimously.

PROGRAM STATUS REPORT: Karine Schager reported on the program status (see report). Minneapolis asked if we could absorb 8 ports. We could lease up 32 families in our area to make up for those 8. We agreed to absorb 4 ports. We have possibly 1 going to California and 2 to Chicago. We need to spend the funds we have. Howe stated that we have never seen this situation ever to keep ports. There are grants available for landlords for 30% LMI. Karine shared that this program will pay landlords, since payment standards are so high (see attached standards). Howe shared that rental units have increased by 30%.

Shirley Vermace said affordable housing is becoming unaffordable. She also shared that many homes have gone to Air BnBs – 120 in the Decorah area.

Charles Carroll asked if we could adjust our rates. Howe said we are at 110% for rental rates and this comes from HUD. HUD is behind 1 year with rent and utilities.

Amy Bouska shared that the IUB approved 30% increase to energy bills due to the polar vortex. This will be removed from bills in 2023.

Karine talked about Semap. Quality control is done with inspections, waitlist, HUD regulations and percentage dollars spent (98% high performance). We have 38 active vouchers who are currently searching for something to rent.

Howe shared that we don't usually hold our clients' hands. We are trying to help clients find a place to live. Lori Quam has been calling clients to see if they need any help or want an extension.

Howe shared that we are going to be providing our application online and set up a portal. We do not have a waitlist at this time and clients only have a wait of 1 to 2 months for paperwork.

FLOOR ITEMS:

Howe asked if we wanted to go away from Zoom meetings to get everyone together again. It was decided that the Zoom option was preferred.

SCHEDULE NEXT RHA BOARD MEETING: The next meeting is scheduled for Tuesday, August 23, 2022, at 1 p.m.

ADJOURNMENT: A motion to adjourn was made by Michelle Elsbernd at 2:09 p.m. and seconded by Amy Bouska. The motion passed unanimously.

Submitted by,

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Lori Quam, Board Secretary