

**BOONE COUNTY HOUSING AUTHORITY
APRIL 27, 2017, REGULAR MEETING
MINUTES**

Call to Order, Roll Call

Allen Sisson called the meeting to order at 9:06 a.m. on April 27, 2017 at the Boone County Housing Authority (BCHA) offices, at 2036 North State Street, Belvidere, Illinois. It was noted that the following Board members were in attendance:

Present:	Chairman Allen Sisson Vice-Chairman Robert Johns Commissioner Stacy Mickelson Commissioner Ron Wait Commissioner Jerrica Cole
Absent:	Commissioner Ray Morse

Also present: Staff member Alan Zais.

Guests

None.

Changes to the Agenda

None.

Public Comment

None.

Executive Director Report

Alan Zais noted that a written copy of his report accompanied the board packet. Alan said that BCHA had received a small agency scholarship covering one person's attendance to the May, 2017 North Central Regional Council of the National Association of Housing and Redevelopment Official's annual conference and would look to have it given to a board member for the learning opportunity. However the notice was too short for board members to make arrangements and so Alan is providing it to a staff member. Alan said he was contacted by Dana Kitchen of the U.S. Department of Housing and Urban Development (HUD) regarding the ongoing situation in Alexander County, Illinois, in which residents were being displaced from that housing authority due to the unrecoverable public housing planned for demolition. Alan said there was no other housing for the residents in that rural area and HUD was reaching out to other housing authorities that may be able to help residents with finding relocation housing in their jurisdictions if a resident chose to move there with their Tenant Protection Relocation Voucher (TPRV). Alan said BCHA the families would have their own voucher and would not use existing BCHA housing assistance funding and that BCHA had prior experience

and board approval in helping relocation with displaced Hurricane Katrina and Hurricane Rita families with the Disaster Housing Assistance Voucher Program. Alan had told Dana that the BCHA board was caring, progressive and supportive of programs to help families and he would share this matter with the board and learn of their consent decision at the April 27, 2017 regular board meeting.

Jerrica Cole moved to approve BCHA extending administrative services to help any Alexander County TPRA assisted families that may wish to relocate to Boone County. The motion was seconded by Stacy Mickelson and approval by all commissioners present.

Alan said the recent Housing Choice Voucher applicant demographics report for the Stephenson County, Illinois wait list closing showed a large percentage of applicants from outside Stephenson County despite the strong outreach and marketing of the wait list opening by the Winnebago County Housing Authority (WCHA) to Stephenson County social and government services to reach Stephenson County residents, and that such experience would confirm that the local preference did not have a disparate impact on the wait list process. Alan said staff had made a strong outreach and marketing to the Boone County social and government services to reach Boone County residents and noted the list of agencies was included in his report.

Jessica Cole spoke about the Family Self-Sufficiency (FSS) program and the benefits it brings to residents. Alan said BCHA has one of the highest percentage levels of families taking part in the voluntary program at approximately 10%, and that Christina Coon provides it as an additional service with her WCHA FSS program to bring the care to BCHA families. Allen Sisson said it was important to keep legislators aware of the program and BCHA's success.

Alan said WCHA was moving forward with an application for a Moving To Work (MTW) designation under the new HUD MTW expansion allowed by Congress. Alan said the new application contained provisions for a regionalization program that was similar to the one contained in the 2013 WCHA application that attracted HUD's attention, and the subsequent support of Senator Durbin, Senator Kirk, Congressman Kinzinger and Congresswoman Bustos. Alan said he is attending the Washington DC HUD MTW Listening Session the following week as WCHA will be including a regionalization piece that would include BCHA. Alan explained the MTW program which allowed regulatory flexibility which would be valuable to BCHA, and the regionalization component would enhance resident mobility opportunity and provide further protection to BCHA against public housing authority consolidation being considered by HUD and congressional members. Alan said that BCHA's size and lack of a public housing program do not make it eligible for the MTW program application, but he would include it as an intergovernmental agreement to umbrella it under the WCHA program should the application be approved. Alan wanted to keep the board aware as the process moved forward.

Resolution No. 17 R 06 Approving Minutes of the March 17, 2016 Meeting

Stacy Mickelson moved to approve Resolution No. 17 R 06. The motion was seconded by Robert Johns and approved by all commissioners present.

Financial Report

Alan said that HUD had still not provided a forecast tool covering Calendar Year 2018 and he was very concerned, having written notices that were including HUD personnel higher on the organization change.

Robert Johns moved to approve the financial report. The motion was seconded by Jerrica Cole and approved by all commissioners present.

New Business

None.

Old Business

None.

Commissioner Comments

None.

Executive Session

None.

Action Take from Executive Session

None.

Adjournment

Stacy Mickelson moved to hold the next meeting at 9:00 a.m. on May 19, 2017 at the Boone County Housing Authority office, 2036 North State Street, Belvidere, Illinois, 61008, and adjourn the meeting at 9:34 a.m. The motion was seconded by Jerrica Cole and approved by all commissioners present.

Respectfully submitted,

Recording Secretary

Commissioner _____ moved to approve
these minutes, seconded by Commissioner _____

The foregoing minutes were approved by the Boone County Housing Authority
on this 19st day of Mayl, 2017.

Chairman Allen Sisson _____

Vice Chairman Robert Johns _____

Commissioner Ron Wait _____

Commissioner Ray Morse _____

Commissioner Stacy Mickelson _____

Commissioner Jerrica Cole _____