

**BOONE COUNTY HOUSING AUTHORITY  
DECEMBER 16, 2016, REGULAR MEETING  
MINUTES**

**Call to Order, Roll Call**

Allen Sisson called the meeting to order at 9:00 a.m. on December 16, 2016 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 Ray Morse Commissioner Stacy Mickelson Commissioner Ron Wait Commissioner Jerrica Cole
Absent:	

Also present: Staff members Alan Zais, Felicia Davis, Vickie Huwe, Christina Coon.

**Guests**

A.J. Young, Prairie State Legal Services.

**Changes to the Agenda**

None.

**Public Comment**

None.

**Welcome of Board Commissioner Jerrica Cole**

Commissioner Cole was welcomed by the board and she shared her enthusiasm to serve with everyone.

**Presentation by A.J. Young, Prairie State Legal Services**

AJ thanked the board for inviting her to give a presentation on fair housing as desired by the board prior to opening the wait list. AJ said that residency preferences and policies that create fair housing issues are rarely intentional discrimination, and are often disparate impact which is neutral. She said the protected classes are race, color, national origin, familial, disability, sexual orientation, age and dishonorable discharge from the military. She said that a community with diversity would not have a residency problem. To aid with this, HUD has the Analysis of Community, a geographic mapping tool to analyze the groups and give the board material to aid in their decision. AJ gave the example of Massachusetts which had a local preference for 70% of applicants to help

with a diversified pool of applicants. She gave the example of Monroe County which has a six month time period in which an applicant must have been a resident for the local preference. She said that six months could be problematic and a shorter period would be better.

AJ said the reason for the diversity tool is not just to ensure fair housing, but also fix past wrongs of federal policy that created fair housing issues. The intention is not just to not discriminate, but also reach out to people for diversity, which is also of benefit to the community which may have concentrated poverty and resultant problems with access to jobs and transportation. San Francisco and St. Helena, California did a preference for households that work in the area, not for living in the area, so it gave an opportunity for housing closer to where someone lives.

She said that strategies to consider: Consider preference to only a percentage of the wait list for residency; employment geographic preference that also includes those enrolled in training programs; families which children enrolled in the school district; overall county preference rather than for a specific town or city; do not use a time period, but rather for people living in the area now; a set-aside preference for fire, police and municipal employees unless they would be overqualified; those displaced by natural disaster; save research in case someone challenges the policy in the future and the research will show the board looked at it and found it did not have a negative impact on the community.

Allen Sisson asked about people who may want to just take their assistance outside of the area, and AJ said the housing authority may wish to place its portability policy in the wait list advertisement as a “this is what you should know” and avoid “this is what we think you may do”. Ray Morse asked what happens to a voucher that can’t port and Kristin Andrews explained the outgoing billable and absorption process. Kristin said the only way a person can’t be allowed to port out is if there is a funding shortfall and they want to go to a place that is not absorbing. Kristin said they would then go on a wait list to allow them to port before other ports as funding would then allow.

Alan Zais said that AJ gives the staff annual fair housing training. Christina Coon listed the current preferences in place, which were a local preference for people living or working or attending school or trade for employment in Boone County for the past 90 days, homelessness due to natural disaster, victims of domestic violence for an incident in the past 90 days, elderly or disabled, Veteran or the surviving spouse of a Veteran.

Allen asked that staff review community demographics and give a presentation to the board on specific preferences they would recommend. AJ suggested that they also look at housing authorities in the area and the preferences they use. Ron Wait would like staff to look at DeKalb and Ogle County preferences, of any county that touches Boone.

### **Executive Director Report**

Alan Zais noted that a written copy of his report accompanied the board packet. Allen complimented staff on the 70th anniversary brochure, and Alan said he had shared it with the County Board, HUD and the Boone County Board Chairman along with a

welcome letter. The board asked about the consolidation section presented in the report, and Alan said that it has always been a concern of which he has been monitoring. Alan said this was HUD's policy incrementation since the first draft of PRETRA, the forerunner of the Rental Assistance Demonstration (RAD) program, and was part of the Harvard Cost Study that was influenced by the events of the Cambridge Housing Authority in a state numbering over 400 housing agencies, which made it onerous for HUD to oversee. Alan said that his strategic thought was to have a large geographic footprint of operation with Boone County Housing Authority and Winnebago County Housing Authority to help be proactive and protect them from consolidation by a large housing authority, and yet which also gave resident mobility opportunity to employment, education and services that could not be found in one geographically located agency. Alan noted that BCHA through its partnership with WCHA included access for its participating families across Winnebago, Stephenson, Ogle and Jo Daviess Counties.

**Resolution No. 16 R 17 Approving Minutes of the November 18, 2016 Meeting**

RonWait moved to approve Resolution No. 16 R 17. The motion was seconded by Ray Morse and approved by all commissioners present.

**Resolution No. 16 R 18 Approving Obtaining Property, Casualty and Related Insurance Coverage through AHRMA**

Stacy Mickelson moved to approve Resolution No. 16 R 18. The motion was seconded by Robert Johns and approved by all commissioners present.

**Financial Report**

Vickie said that HUD has been proving the disbursement for the monies needed.

Robert Johns moved to approve the financial report. The motion was seconded by stacy Mickelson 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**

Robert Johns moved to hold the next meeting at 9:00 a.m. on January 20, 2017 at the Boone County Housing Authority office, 2036 North State Street, Belvidere, Illinois, 61008, and adjourn the meeting at 10:04 a.m. The motion was seconded by Ray Morse 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 20th day of January, 2017.

Chairman Allen Sisson \_\_\_\_\_

Vice Chairman Robert Johns \_\_\_\_\_

Commissioner Ron Wait \_\_\_\_\_

Commissioner Ray Morse \_\_\_\_\_

Commissioner Stacy Mickelson \_\_\_\_\_

Commissioner Jerrica Cole \_\_\_\_\_