

**BOONE COUNTY HOUSING AUTHORITY
MAY 15, 2018, REGULAR MEETING
MINUTES**

Call to Order, Roll Call

Allen Sisson called the meeting to order at 9:00 a.m. on May 15, 2018 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 Ron Wait Commissioner Julaine Drake
Absent:	Commissioner Jerrica Cole

Also present: Staff member Kristin Andrews, Christina Coon, Felicia Davis, Alan Zais, Vickie Huwe.

Changes to the Agenda

None.

Public Comment

None.

Executive Director Report

Alan Zais said he provided a board a written report. Alan gave an update on applicant interest in the vacant board position. Alan said staff had met with the Veterans Administration (VA) to implement the Veterans Assisted Supportive Housing (VASH) vouchers. Julaine Drake asked the process for how individuals are selected for the vouchers and other questions on the program administration, and Kristin explained that the VA caseworker selected the person and BCHA provided the housing assistance, that there were five VASH for Boone County and that she had not witnessed any difficulty for VASH assisted persons in finding housing. Christina Coon said the program was starting 06/01/18 and they expected to use all of them. Kristin would give an update at the regular June board meeting. Ron Wait asked how homeless was defined for the program and Kristin was it was interpretable by the case worker.

Julaine asked about the legal procurement and Felicia Davis said the Request For Proposal (RFP) was being finalized, and then would be advertised for bids. Allen Sisson said to keep current counsel aware.

Resolution No. 18 R 08 Approving Minutes of the May 18, 2018 Meeting

Ron Wait moved to approve Resolution No. 18 R 08. The motion was seconded by Ray Morse and approved by all commissioners present.

Financial Report

Vickie reported that cash was still less than what she cared for, and the Unrestricted Net Asset (UNA) was still negative. Allen noted page four of the financial schedule and Vickie said the disbursement varies subject to reconciliation by the U.S. Department of Housing and Urban Development (HUD) both with the housing authority and nationally with all housing authorities which in turn would affect BCHA. Vickie said the \$5,000 amounts was when she asked HUD for extra disbursement from the HUD held reserves for the housing assistance payments.

Julaine Drake moved to approve the financial report. The motion was seconded by Ray Morse and approved by all commissioners present.

New Business

None.

Old Business

Julaine said she remained concerned about the amount of housing availability. Kristin said that there were a lot of two bedrooms but that much of the rental housing is owned by just a few landlords. Kristin said that larger families need three bedroom or more units and that there are not many of those available. Kristin said she has not seen much movement in Boone County of people coming in and did not personally see that more housing was needed. Kristin said that the board approved increasing the payment standard several years ago which helped because rents had spiked. Ron asked about portability and if the balance was generally returned to Boone County and Kristin said it was. Kristin and Christina explained about how portability is a strong fraud issue with the housing authority of families from other locations that fraudulently lease in Boone County with the intention of later using the assistance elsewhere, and how they have been able to uncover the fraud.

Julaine asked about the average size of the wait list, and Kristin said it was about 500 families. Kristin said the wait list had been open last year after it had been purged with 300 people taken off, the majority outside of Boone County, and that this was typical for a housing authority of this size. Kristin said that families come from Chicago and stay in Boone County.

Commissioner Comments

None

Executive Session

None.

Action Take from Executive Session

None

Adjournment

Ray Morse moved to hold the next meeting at 9:00 a.m. on June 15, 2018 at the Boone County Housing Authority office, 2036 North State Street, Belvidere, Illinois, 61008, and adjourn the meeting at 9:28 a.m. The motion was seconded by Robert Johns 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 15th day of June, 2018.

Chairman Allen Sisson _____

Vice Chairman Robert Johns _____

Commissioner Ron Wait _____

Commissioner Ray Morse _____

Commissioner Jerrica Cole _____

Commissioner Julaine Drake _____