

MINUTES
CHARLES CITY HOUSING AND REDEVELOPMENT AUTHORITY
January 16, 2020 7:00 a.m.

Members Present: Linda Klemesrud, Jeremy Heyer, Eric Miller, and Beth Diers. Absent: Diane Stewart. Others present: Heidi Nielsen, staff

Call to Order. Board Chairperson Heyer called the meeting to order at 7:04 a.m.

Public Comments. No public comments.

Amend-Approve Minutes of December 19, 2019. Diers moved, Miller seconded the motion to approve the minutes of December 19, 2019 as presented. Ayes: 4, Nays: 0. Motion carried.

Approval of Bills. Nielsen stated that all bills were routine in nature. Miller moved, Diers seconded the motion to approve payment of the revised bill listing totaling \$96,495.37. Ayes: 4, Nays: 0. Motion carried.

Communications. Items under Communications were reviewed which included an update on the capital improvements, rehabilitation grant, Section 8 utilization, rental status, and end of participations. Klemesrud inquired about the new Section 8 Program for youth aging out of foster care. Nielsen stated that they were working with HUD to blend this program with the existing voucher program by adopting a preference so the existing vouchers and funding could be utilized. Staff stated that this would be brought before the board in the next couple of months. No action was required.

Old Business.

Schedule HUD Visit for Repositioning. The Board discussed potential dates and times for the HUD visit the last full week of March.

Update on HUD Lawsuit. Nielsen briefly explained the history behind the lawsuit and discussed the update from the lawyers. Nielsen also stated that if and when the settlement was made the money would not be considered Federal Funds and would not have the spending restrictions placed the normal funding. Diers asked if the funds could be used to fund something like a homeless shelter or used in some way for the homeless population. Nielsen explained that the housing authority did not provide emergency housing and that there were other programs and organizations providing those services. Nielsen stated that other options would be to provide programming for the residents or possibly assist with rental deposits.

New Business.

Review Financial Reports. The reports were reviewed. Nielsen stated that six months into the year, the spending was where it should be. There were no questions with no action being required.

Set Reimbursement Rates for Moving Costs. Nielsen discussed with the board the need to set the rates and different scenarios where the reimbursement would occur such as a mandatory move or reasonable accommodation move. The method used to set the rates was discussed and the rationale behind it. Nielsen requested that they recommend approval of the rates as presented. Miller made a motion to approve the rates. It was seconded by Klemesrud. Ayes: 4, Nays: 0. Motion carried.

Approve Renewal of Contract with the DIA. Nielsen requested approval of the 28E agreement with the state to assist with fraud investigations. Nielsen explained that the agreement must be renewed annually, and the hourly rate will remain the same under the new agreement. The advantages of the agreement were also discussed. Miller moved to approve the renewal and it was seconded by Diers. Ayes: 4, Nays: 0. Motion carried.

Resolution 01-20 Approving Civil Rights Certification. Nielsen explained the requirement for the certification. Diers made a motion to approve Resolution 01-20. Klemesrud seconded the motion. Ayes: Heyer, Klemesrud, Miller, and Diers. Nays: 0. Motion carried on roll call vote.

Executive Directors report. Nielsen gave an update on the lead-based paint inspection and informed the board of some lease compliance issues which arose from the inspection.

Being no further business, Diers moved, Klemesrud seconded the motion to adjourn. Ayes: 4. Nays: 0. Motion carried, and the meeting adjourned.

Charles City Housing and Redevelopment Authority

Jeremy Heyer, Board Chairperson

ATTEST:

Heidi Nielsen, Director