

CHARLES CITY HOUSING & REDEVELOPMENT AUTHORITY

AGENDA
SPECIAL MEETING

October 23, 2020, 7:00 a.m. at 501 Cedar Terrace South, Charles City, IA 50616

- * Meeting is open to the public and you may attend the meeting in-person or on-line.
Join Zoom Meeting to attend the meeting on-line at
<https://us02web.zoom.us/j/2992129646>,
Meeting ID: 299 212 9646 or call in at 312-626-6799

- I. Call Meeting to Order
- II. New Business
 1. Discuss options for replacement of Executive Director
- III. Move to Adjourn

Next regular meeting scheduled for Thursday, November 19, 2020, 7:00 a.m., CCHRA
Office

MEETING DATE: 10/23/2020

RE: Discuss Options for Replacement of Executive Director

REQUESTED ACTION: Discuss options for replacement of Executive Director and direction of the future of the agency and make recommendations to the City Council.

Comments: With the need to hire a new Executive Director, we need to look at what the future looks like for the agency. One option would be to hire a new director for the agency and continue business as usual. Since the programs are so complex with such a high regulatory burden it may not be easy to find someone with the necessary skill set. A second option would be to transfer the voucher program to North Iowa Regional Housing Authority (NIRHA) and only have to hire someone to run the Public Housing Program. Historically, we have resisted this option. Mainly due to the loss of local control over the voucher program. This could potentially be addressed by requiring in the cooperative agreement that NIRHA have a member of their Board of Commissioners be from Charles City. That way the City can still be involved in the policy making and financial decisions.

NIRHA's Executive Director, Justin Stotts, has expressed interest in taking all of Charles City's vouchers. To do this, there would need to be a cooperative agreement between the two agencies approved by the City and their Board of Commissioners. The agreement must state that the receiving agency will continue to serve the residents of Charles City. The agreement must also transfer the vouchers and assets of the Housing Choice Voucher Program and the City can require NIRHA to have someone from Charles City on the Board. Once an agreement is reached, HUD would have to approve the transfer. If approved, HUD would issue new Annual Contribution Contracts and make all the necessary transfers behind the scenes. There is one issue with this option, which may prove difficult. Charles City is administering the Homeownership Program and NIRHA is not. We currently have two participants in the program. The program participants will probably miss not having a local office. But with the pandemic we have all learned how to function in the virtual world and have figured out how to conduct business remotely. So, they will not miss it as much as they would have prior to COVID-19.

Benita Johnson, from the Kansas City HUD office, has offered to set up a conference call for anyone who would like to participate. But it may not be necessary. The transfer process appears to be straightforward.