

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF KANSAS CITY, KANSAS**

Thursday, October 18, 2018
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 18th day of October 2018 at 12 noon the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in regular session. The meeting was called to order by Chairman Watkins, and upon roll call, the following members of the body were present:

Matt Watkins, Chairman
Rev. Jimmie L. Banks, Vice-Chairman
Jacques Barber, Commissioner
Rachel Jefferson, Commissioner
P. Anne McDonald, Commissioner
Alvin Sykes, Commissioner
Denise Tomasic, Commissioner
Linda Warner, Commissioner
Charles Wilson, Commissioner

ABSENT: Don Jolley, Commissioner
Timothy J. Rhodes, Commissioner
Cardelia Walker, Commissioner

ALSO PRESENT: Milton Scott, Executive Director
Anwar Crockett, Asst. Director of Housing Management
Cherrie Escobar, Director of Section 8
Gerald Glavin, Asst. Director of Facilities Management
Melinda Linnell, Director of Housing Management
Sharron Davis-Mays, Self-Sufficiency Coordinator
Benice Meeks, Director of Finance
Jacqueline D. Randle, Executive Services Manager
Anthony J. Shomin, Director of Facilities Management
Heather Hoffman, Greater Kansas City Coalition
to End Homelessness

Chairman Watkins called the meeting to order and asked for roll call.

Chairman Watkins asked for a motion to approve the minutes. Vice-Chairman Banks made a motion to approve the minutes of September 20, 2018.

Commissioner Jefferson seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Jefferson, McDonald, Sykes, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Jolley, Rhodes, Walker

ABSTAIN: None

Motion carried.

Executive Director's Report

- Mr. Scott referred to Ms. Linnell who provided the Board members with recognition for Boss' Day which was held on Tuesday, October 16, 2018.
- The written Executive Director's report is on pages 11—27 of the October 18, 2018 board packet.
- Mr. Scott provided highlights from his report beginning with item 1 where staff met with residents of Plaza Towers for their input regarding renovations and modernization at Plaza Towers.
- Staff met with its partners regarding the Section 3 collaboration to help strengthen that partnership. Included in the meeting were the Unified Government and the American Indian Enterprise & Business Council.
- Mr. Scott noted that the Board received an additional packet of information as outlined in the table of contents. He noted that HUD made a correction to its finding for Section 8 and there is no longer a finding for the Section 8 program. Also included is the resolution to amend the Section 8 Administrative Plan, the Public Housing Occupancy report, a list of donations from the maintenance facility in which Mr. Glavin facilitated this process, the Development Committee's report and the CHIG minutes. The Operating Receipts and Expenditures are not included in the packet, as we are welcoming Ms. Meeks back and will email the report next week.

Committee Reports

Chairman Watkins called for committee reports.

Bylaws

Commissioner Barber noted that the Bylaws Committee met yesterday to correct the changes discussed at the Board meeting last month. The Bylaws copy provided today has the strike-outs removed and is in a final format. Commissioner Barber went over various sections of the Bylaws to provide further clarification. Committee descriptions were provided last month. The resident commissioner will continue as Chair of the Resident Participation Committee upon review and comment by the residents. Again it was noted and agreed that the resident commissioner would not be restricted from chairing or being a member of other committees. Commissioner Tomasic asked that the numbering on page 3, section 7 of Bylaws be corrected to properly reflect the sequence of numbers and letters.

Finance

Commissioner McDonald indicated the Finance Committee did not meet. They plan to set a date in early November for the next meeting.

Inclusion and Public Information

Commissioner Warner noted that this group did not meet. *They meet quarterly.*

Personnel

Vice-Chairman Banks noted the Personnel Committee met and he provided a one-page handout. The last few months the committee and staff have worked on updates to the Personnel Policy. He expressed appreciation for the work of the committee and staff. A summary of the changes are color-coded in the board packet. These changes will be infused in the Personnel Policy as authorized by Resolution No. 3384. Mr. Scott indicated the policy would be voted on today. The entire document will be presented to the Board in November.

Development

Chairman Watkins noted that Commissioner Rhodes provided a handout in the Board materials. Commissioner McDonald asked about rebranding into University Housing. Mr. Scott explained we would look at the success of university towns and housing. Chairman Watkins added we would look at what makes university housing successful.

Resident Participation

Commissioner Wilson noted the Resident Participation Committee met September 25, 2018; agenda topics were: resident participation chairmanship, resident complaint issues, jurisdiction-wide resident council and Section 8

homeownership. A written report was provided along with handouts. Board members were provided a copy of, *A "Forgotten History" of how the U.S. Government Segregates America*. He then discussed the arts and its economic impact. Other copies of an article would be provided at a later time. Commissioner Wilson discussed how the use of the arts could bring business to the downtown KCK area. The Board discussed how the arts could benefit our residents. Mr. Scott indicated we are currently doing a pilot program at Glanville Towers. Commissioner Wilson shared his history as an artist with the Board dating back to when he was six years old.

CHIG

Chairman Watkins indicated that CHIG met on Tuesday. The main discussion was healthcare for employees at DHAL. Occupancy is at 120 out of 122. It has been at 100 percent and there is a waiting list. We have lost private pays to the Healthcare Resort which has cut its fees dramatically. The Chairman also noted the Executive Committee did not meet.

Public Comments

Chairman Watkins asked for comments from the public. He then acknowledged Heather Hoffman, Executive Director, with Greater Kansas City Coalition to End Homelessness. Ms. Davis-Mays asked board members to judge artwork from students residing at St. Margaret's Park at the conclusion of the meeting. There were no public comments.

Chairman Watkins indicated the annual plan is out for public comment and will be brought back to the board next month for a vote. Ms. Linnell noted it would actually be in December, as there is a 45-day comment period.

New Business Consent Items

Chairman Watkins called for a motion to approve the New Business Consent Items, Resolution Nos. 3382—3383. Commissioner Warner asked that Resolution No. 3382 be pulled for discussion. Commissioner Warner made a motion to approve Resolution No. 3383. Commissioner Vice-Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Jefferson, McDonald, Sykes, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Jolley, Rhodes, Walker

ABSTAIN: None

Motion carried.

Resolution No. 3383, approving the 2019 Fair Market Rents (FMRs) and adjust Housing Choice Voucher Payment standards and Public Housing flat rents.

The Housing Act of 1937 requires that FMRs be established and published annually effective October 1, 2018. The FMRs must be approved by Board resolution. We are awaiting publication of the final notice on the FY 2019 FMRs. If there are changes in the FMRs for Wyandotte County, staff will bring this item back for a revision.

RESOLUTION NO. 3383—APPROVE 2019 FAIR MARKET RENTS (FMRs) ADJUST HOUSING CHOICE VOUCHER PAYMENT STANDARDS AND PUBLIC HOUSING FLAT RENTS

Resolution No. 3382, resolution amending the Admissions and Continued Occupancy Plan (ACOP), was introduced.

Commissioner Warner noted some language that needed to be cleaned up in the amendments proposed for the ACOP. On Page 8-10 under Housekeeping, in the third paragraph, it should read *tamper* instead of *taper*. In Section 12-10 Commissioner Warner questioned the use of the word *solvency*. Mr. Scott assured the Board that this was standard language used to make the point. Section 12-11, *with-in* should be written as one word with no dash. Also in Section 12-10, the dash should be removed in the second paragraph after Inter-program transfer, and insert the word *is*, in order for this to read as a full sentence.

Commissioner McDonald made a motion to approve Resolution No. 3382 with the amendments proposed by Commissioner Warner. Vice-Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Jefferson, McDonald, Sykes, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Jolley, Rhodes, Walker

ABSTAIN: None

Motion carried.

RESOLUTION NO. 3382—RESOLUTION AMENDING THE ADMISSION AND CONTINUED OCCUPANCY PLAN (ACOP).

New Business Discussion Items

Resolution No. 3384, authorizing revisions to the Personnel Policy, were introduced.

Chairman Watkins noted this was covered in the committee reports. Mr. Scott further explained that once this resolution is approved, the full Personnel Policy would be brought to the Board next month and then distributed to staff.

Commissioner Tomasic made a motion to approve Resolution No. 3384. Commissioner Warner seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Jefferson, McDonald, Sykes, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Jolley, Rhodes, Walker

ABSTAIN: None

Motion carried.

RESOLUTION NO. 3384—AUTHORIZE REVISIONS TO THE PERSONNEL POLICY.

Resolution No. 3385, amending the Section 8 Administrative Plan, was introduced.

Ms. Escobar noted that the Section Waiting list has been closed since 2012 or six years now. The waiting list has been exhausted and they would like to reopen it. The waiting list will be open online, in person, by mail, fax and email. Staff is looking at doing a lottery system to give everyone the same chance to get on the waiting list. This resolution requests that the Admin Plan be amended to accommodate these applicants. There is a demand to open the waiting list as utilization has gone down since the waiting list has been closed. Ms. Escobar

noted that a public notice would be posted for at least 10 days and she would like to open the waiting list by the end of the year. A software provider would be used for the online process and data could be pulled. There is no purging with this system and it cuts down on the administrative work. Ms. Escobar discussed the lottery system and the process for pulling names from the waiting list using the software. Commissioner Barber noted that since the software provider was a third party, he questioned who would own the data. Ms. Escobar explained we own the data for the applicants that are chosen. She would have to get back to the provider for further clarification on who owns all the data. Public notice goes out 10 days prior to the community partners, libraries, Housing Authority offices and media. Commissioner Barber expressed his discomfort with voting on the resolution until he knows who has ownership of the data. Mr. Scott agreed to provide the information to the Board regarding who owns the data.

Commissioner Barber made a motion to accept Resolution No. 3385 provided the Housing Authority maintains ownership of the data derived from this process. Commissioner Warner seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Jefferson, McDonald, Sykes, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Jolley, Rhodes, Walker

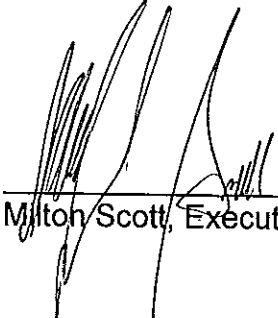
ABSTAIN: None

Motion carried.

RESOLUTION NO. 3385—RESOLUTION AMENDING THE SECTION 8 ADMINISTRATIVE PLAN.

Vice-Chairman Banks reminded the Board to vote on the student's artwork before leaving.

Chairman Watkins adjourned the meeting.



Milton Scott, Executive Director

Matt Watkins, Chairman