

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

Thursday, May 18, 2017
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 18th day of May 2017 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 (arrived after roll call)
John P. Biscanin, Commissioner (via conference call)
P. Anne McDonald, Commissioner
Timothy J. Rhodes, Commissioner
Alvin Sykes, Commissioner
Charles Wilson, Commissioner

ABSENT: John Breitenstein, Commissioner
Robert G. Frey, Commissioner
Tyrone Garner, Commissioner
Linda Warner, Commissioner

ALSO PRESENT: Milton Scott, Executive Director
Paula K. Draves, Director of Section 8
Cherrie Escobar, Section 8 Coordinator
Gregory T. Gibson, Director of Finance
Gerald Glavin, Superintendent
Melinda L. Linnell, Director of Housing Management
Sharron Davis-Mays, Self-Sufficiency Coordinator
Benice Meeks, Assistant Director of Finance
Jacqueline D. Randle, Executive Services Manager
Anthony J. Shomin, Director of Facilities Management
Loretta Heath, St. Margaret's Park
Harold Johnson, Unified Government Commissioner

Chairman Watkins called the meeting to order. He introduced and welcomed Unified Government Commissioner Harold Johnson who represents District 4. *The Housing Authority is in District 4.* Roll call was then taken.

Commissioner McDonald made a motion to approve the minutes of the regular meeting held April 20, 2017. Commissioner Banks seconded the motion and the following vote was recorded:

AYES: Banks, Biscanin, McDonald, Rhodes, Sykes, Watkins, Wilson

NAYS: None

ABSENT: Barber, Breitenstein, Frey, Garner, Warner

ABSTAIN: None

Motion carried.

Executive Director's Report

- Mr. Scott directed the board's attention to the Executive Director's report pages 9—26 of the board packet.
- He noted that the Housing Authority is partnering with Workforce Partnership to provide work experience to two individuals that will be working with the agency for six weeks. Their salaries are being paid and personnel matters are being handled through Workforce Partnership.
- Mr. Scott explained that the HUD field office notified the Housing Authority that Oakwood Gardens is opting out of its contract with HUD's office of Multi-family Housing. The property is in our jurisdiction and HUD offered the KCKHA an opportunity to administer 10 enhanced vouchers. The target date for the conversion is May 31, 2017. There are a total of 50 units available at Oakwood Gardens; 10 are enhanced vouchers, 15 are currently on the Section 8 program and the remaining 25 are unassisted units. The property is located at 3305 Wood Ave. (Commissioner Barber arrives.)
- The Wyandot Center for Community Behavioral Healthcare (WCCBH) is seeking a grant from the Kansas Housing Resources Corporation (KHRC) for tenant based rental assistance program (TBRA) funding. The Housing Authority wrote a letter of support for this grant. WCCBH works with individuals with mental health issues or those who have been incarcerated to secure housing. They currently serve 18 individuals through the TBRA program.
- Mr. Scott gave the board a handout entitled, *Finding Stable Homes for 1,400 Homeless Children in KCK Schools*. This handout was provided by Commissioner Garner.

Committee Reports

Personnel

Vice-Chairman Banks indicated the Personnel committee would meet next week and Ms. Randle would set up the meeting.

Development

Chairman Watkins noted that the Development committee met with the realtor and they were presented with a handful of additional properties. The brokers are pairing down the list of properties based on the comments received and staff will be meeting on June 6, 2017 to visit properties. Additionally, Insight has information regarding Juniper Gardens that they will be presenting to the Development committee.

Finance

Commissioner McDonald indicated the Finance committee will meet the first week of June. Mr. Gibson noted they would meet in preparation for submitting the annual report at the June board meeting. The next Finance committee meeting is being planned for Wednesday, June 7, 2017 at 4pm, but Commissioner McDonald added that the date has not been finalized with the committee.

Resident Participation

Commissioner Wilson noted the PHRC (*Public Housing Resident Council*) was held this month. There is interest with involving the United Resident's Council and having them both work together. The next meeting will be held at Juniper Gardens on June 6, 2017. He concluded that they are making progress with being inclusive.

Bylaws

Commissioner Barber indicated the Bylaws committee has not met since the last Housing Authority board meeting and he has not received any additional comments. He noted that everyone received the proposed changes the Bylaws committee made at last month's board meeting. There was one suggestion about the appointment to chair the committees. There was also a suggestion about whether or not we would accept board members nominating themselves, and Commissioner Sykes provided comments concerning this matter. Commissioner Barber noted that the proposed changes from the last month's board meeting would need to be discussed today. He suggested that further discussion would reduce confusion. He asked that the board adopt the idea of having policies and procedures to address these matters as opposed to putting

these details in our bylaws. What goes into the policies and procedures could be addressed later. (*Commissioner Rhodes arrives in person. He was present at the beginning of the meeting via conference call.*) Chairman Watkins noted he was in agreement to have policies and procedures separate from the bylaws. He noted we could unpack the specifics later. He added that the timeline for nominations is prolonged and he would like to see a shorter timeframe. He suggested deciding as a group if we are comfortable with having bylaws, and separate policies and procedures. Vice-Chairman Banks noted he was in agreement with what the Chairman was stating. Commissioner Barber clarified that he would like approval for the concept of having bylaws, and policies and procedures; and the actual content of each would be a separate matter. Chairman Watkins said he was in agreement with the concept.

Commissioner Sykes made a motion to have policies and procedures be separate from the bylaws. Vice Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, McDonald, Rhodes, Sykes, Watkins, Wilson
NAYS: None
ABSENT: Breitenstein, Frey, Garner, Warner
ABSTAIN: None

Motion carried.

POLICES AND PROCEDURES WILL BE SEPARATE FROM THE BYLAWS.

Chairman Watkins anticipated that the Bylaws committee would be working on this matter. Commissioner Barber explained this would happen pending the discussion that takes place today. He noted they should review changes to the bylaws first and then discuss what goes into the policies and procedures. He confessed that he left his notes from last month at home and he does not have the written changes discussed at last month's meeting. He remembered there were changes in article one, a simple change was made under elections and a change was made in the committees. A change under committees was what was discussed under the Minority Participation committee. Commissioner Barber further noted the Minority Participation committee was in place to ensure that minority business owners had an opportunity to bid on Housing Authority projects. An effort was made to include information in minority publications, workshops were held to show how the procurement process works, etc. Vice-Chairman Banks indicated he believed the Minority Participation committee was responsible for monitoring minority involvement in procurement with the Housing Authority. Commissioner Barber indicated because there were no specific guidelines, he does not believe there has been any specific reporting. He noted

the board should more clearly define the roles of the Minority Participation committee and decide whether we need a separate committee for minority participation. He explained that if minority participation were incorporated in the procurement process it could become cumbersome. The Minority Participation committee should be looking at policies and does not limit itself to specific procedures. He said we should look at the best course of action. Vice-Chairman Banks thought part of the process was to review all the committees and their relevancy. Mr. Scott noted it was correct that we would be looking at all the committees. He added we are hoping to remove Minority Participation as a standing committee and accomplish the same goals through our procurement process. Staff would be doing more workshops in the fall and spring and they would bring back reports about activities that encourage minority participation. An Ad-Hoc committee could be engaged if needed. Chairman Rhodes echoed that he understood Mr. Scott to say there would not be a need for a standing committee, but there could be a task force or Ad-Hoc committee to come back and reevaluate minority participation. Mr. Scott said that was correct. Chairman Watkins noted we should embrace minority participation, but it does not need to be singled out as a separate committee. Vice-Chairman Banks noted he was concerned that attention be given to minority participation. Commissioner Barber stated there is a broader concern about how we are approaching procurement in general. He proposed looking at how we address this as a board. He suggested there could be a procurement committee that looks at not only minority, but also local business owner participation. He offered to take this back to the Bylaws committee and report back. Commissioner McDonald noted that while she initially agreed with moving minority participation into procurement, it could become, out of sight out of mind. So she agreed with Vice-Chairman Banks that there should be some accountability. She suggested hearing our new Chairman's vision on this before moving forward. Chairman Watkins agreed and asked that Commissioner Barber work on this and bring it back to the board.

Commissioner Barber asked if there was any discussion on the other proposed changes. Chairman Watkins noted he would prefer to have something before him to look at before having this discussion. Mr. Scott asked that we receive wording for the committees' mission, also. Vice-Chairman Banks asked would the descriptions of the committees be part of the bylaws. He asked that this be provided so the board could make comments. Mr. Scott asked that the chairs of each committee provide guidance as a starting point. Chairman Watkins asked if those comments could be forwarded to Commissioner Barber by the first of June. Commissioner Barber noted that he would provide this information to Mr. Scott prior to the next meeting.

The following committees did not provide a report: Executive and Minority Participation.

New Business Consent Item

Commissioner Watkins asked to be given an overview of Resolution No. 3338.

Resolution No. 3338, authorizing the approval of Section 8 Management Assessment Program Certification for FYE March 31, 2017, was introduced.

Ms. Draves expressed that she and Ms. Escobar did the SEMAP assessment together. She noted they did an agency self-assessment and there are 13 indicators with a maximum number of points. There are 135 points and we expect to receive a 100 percent rating. This resolution needs board approval and once approved it will be submitted electronically.

Commissioner Rhodes made the motion to approve Resolution No. 3338. Vice Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, McDonald, Rhodes, Sykes, Watkins, Wilson

NAYS: None

ABSENT: Breitenstein, Frey, Garner, Warner

ABSTAIN: None

Motion carried.

RESOLUTION 3338—AUTHORIZING THE APPROVAL OF SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION FOR FYE MARCH 31, 2017.

New Business Discussion Item

Chairman Watkins noted that he has been a member of the Housing Authority board for four years and he appreciates the support he receives from this board. He stated there has been a lot discussed over the last several years and there has been a cloud that is starting to clear. He expressed excitement about getting through the litigation issues, HUD-born issues, and our environmental issues. He noted that it is important to tell our story. There have been unfavorable stories about housing tax credits and favorable stories about Section 8. Chairman Watkins thinks there are incredible opportunities out there. We should be touting our horn more. He noted that the Housing Authority has an exceptional staff that expresses care, concern and comradery. He said we need to hear more about CHIG as it is a future driver for us in the world of HUD funding. He expressed that we are over exposed in terms of relying on federal funding. We may need to do business differently as we move forward, using tools like Section 8 and CHIG to rebrand what housing authorities look like.

Chairman Watkins noted he will actively work to transition this agency to be more sustainable with less federal influence. We want to continue to provide safe and sanitary housing. He noted that, other than the efficiency contract, we do not have any debt on our properties. He suggested using this as a tool to repurpose some of our properties. Chairman Watkins stated that we want to continue to do good work and move the agency forward. He wants to showcase that we have good people doing good work in this community. He asked for a commitment to step up and support his vision. He then welcomed comments or questions.

Commissioner Barber noted that this Housing Authority has the potential to be one the best in the country. He agreed with the Chairman that we rely too heavily on federal funding and need to look for ways to augment this funding. He noted that he is anxious and willing to put forth an effort.

Commissioner Sykes indicated that he appreciates Chairman Watkins' remarks and he will continue to work with the residents for a successful outcome. He wants to tell more stories about residents that have been successful through their use of public housing.

Vice Chairman Banks agreed that we need to work more closely with the Unified Government and their plans for housing. He is open to partnering and maximizing our resources to benefit the entire county. Chairman Watkins agreed that there are great opportunities for us to work together. He indicated that he would like the agency to set the trend and be a national example.

Unified Government Commissioner Harold Johnson thanked the board for its invitation to be present today. He said it is all about quality of life and social justice with an accent on quality housing. In terms of economic development, he wants to look at how all of this works together in terms of redevelopment. He stated this is a great opportunity for us to work together. He commended the board, Mr. Scott, and the staff for the work they are doing. While we cannot predict what will happen in Washington, D.C., he expressed excitement about the future. He believes the future is bright because of what has already been done. He looks at housing as an overall component of economical development. He shared that we need to see more happening in the eastern corridor of the city. He appreciated being at the meeting to get a sense of where the agency is going. He asked that the board not hesitate to call on him on behalf of the Unified Government.

UG Commissioner Johnson mentioned SOAR (Stabilization, Occupancy and Revitalization) which deals with blight. About 20 UG departments are involved with this initiative and it is working. Buildings are being torn down and lawns are being cut in the areas of 29th to 3rd Street, he asked the board to start paying attention; this will lead to putting us in a better position to attract investors. Commissioner McDonald noted she has seen this take place in her neighborhood. Chairman Watkins noted there may be a role we can play in this

conversation. He welcomed the Housing Authority being a partner with the UG to maximize the benefit for both of us. Commissioner Johnson further explained that some of the homes may be revitalized and that is where we could work together.

Commissioner Barber made a final announcement about the Kansas City Astronomical Society of which he is a board member. He noted there will be a total solar eclipse in August 2017 and it can be seen perfectly in St. Joseph, Missouri. Google is providing glasses for free for the eclipse. Commissioner Barber indicated he would like to get with Commissioner Wilson and Ms. Davis-Mays to get this information out to residents of public housing. He concluded that a total solar eclipse will not happen again for 100 years.

Vice-Chairman Banks made a motion to adjourn. Commissioner Rhodes seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, McDonald, Rhodes, Sykes, Watkins, Wilson

NAYS: None

ABSENT: Breitenstein, Frey, Garner, Warner

ABSTAIN: None

Motion carried.

Matt Watkins, Chairman

Milton Scott, Executive Director