

**BOONE COUNTY HOUSING AUTHORITY
NOVEMBER 19, 2021, REGULAR MEETING
MINUTES**

Call to Order, Roll Call

Chairman Allen Sisson called the meeting to order at 9:00 a.m.

Following the call to order, roll call was taken.

The following Board members were present:

Present:	Chairman Allen Sisson Vice Chairman Robert Johns (telephonically) Commissioner Jen Jacky Commissioner Ron Wait Commissioner Elsie Brown Commissioner Julaine Drake Commissioner Ray Morse
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Absent:	None
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Also present: Staff members Alan Zais, Vickie Huwe, and Deb Alfredson. Kristin Andrews attended telephonically.

Introduction of Guests

None.

Changes to the Agenda

Allen Sisson explained the proposed change to the agenda to allow for New Business and indicated that it is being proposed that Item XI on the Agenda -- that addresses the "Temporary suspension of by-law provisions pursuant to Executive Order 2020-07 signed by Gov. Pritzker on March 16, 2020" -- be moved with the Board's consent so that it may be reviewed first and before other actions are taken. Ray Morse approved to move the agenda item. The motion was seconded by Jen Jacky and approved by all Commissioners present.

Alan stated that pursuant to the Executive Order, various provisions of the Open Meetings Act, including those that require that members of the public body be physically present at such meetings and those limiting remote participation by members of the public body, had been suspended. In keeping with the Executive Order, Alan noted that the provisions of the Boone County Housing Authority's (BCHA) by-laws which require, among other things, the physical presence of Board members for a quorum, that the meeting be held at the regular meeting place of the BCHA at 2036 North State Street, etc. be suspended in keeping with the provisions of the Executive Order. A motion to suspend those by-law provisions was made by Ray Morse and the motion was seconded by Robert Johns. The motion was approved by all the Commissioners present.

Public Comment

None.

Public Hearing of the Civil Rights Certification

Alan said this was an oversight in carrying over the word format of the agenda, and that there was no need for a public hearing.

Executive Director Report

Alan Zais noted that he had provided a written report to the board. Alan also discussed the letter received from the U.S. Department of Housing and Urban Development (HUD) and his response to HUD. Alan said he was concerned about HUD's letter as combining the agencies was not a discussion with HUD and therefore incorrect if the letter was cited or taken out of context. Alan noted that the information presented from HUD was not applicable and out of date.

Alan praised the HUD personnel that he works with, but noted that HUD has a high turnover and it was not uncommon for him to help explain the programs to HUD—which was the exact case in this scenario in his telephone call to HUD after receiving the letter. Alan gave a relevant example with the Rental Assistance Demonstration (RAD) program and HUD's repositioning promotion for housing authorities to transfer from public housing to subsidy based assistance, and that Alan had to make HUD aware that it was not applicable to the Winnebago County Housing Authority (WCHA) because of its use of the Capital Fund Financing Program (CFFP) for the mixed finance rehabilitation of its South Beloit site, which in turn would affect the entire WCHA public housing portfolio with any repositioning while the CFFP remained in effect.

Alan gave the history of RAD's precursor, PETRA, in which the HUD administration at that time had placed regionalization of housing authorities as one of the four tenets of the program, and the negative response of the industry that led to the abandonment of PETRA and the evolution to RAD and the removal of the regionalization component. Alan reminded the board of his concern a number of years ago when PETRA appeared and the effect on small housing authorities, which make up about 80% of the nation's 3,000 public housing authorities. Alan gave the background of the Chelsea, Massachusetts, Dupage County, Illinois, and the Alexander County, Illinois housing authorities, which are small agencies but were mismanaged with a negative effect on the national program and the concern of HUD in the ability to give attention to so many small agencies. Alan said that HUD's regulatory governance needed to be balanced with local public housing authority governance when possible, and that BCHA represented just such a good, HUD designated High Performer agency. Alan said that the National Association of Housing and Redevelopment Officials (NAHRO) President Wells (Oakland, California Housing Authority) had small agencies as one of her four platform agenda, and that Alan had the Small Agency Task Force as part of his term as President of the North Central Regional Council (NCRC) of NAHRO. Alan again spoke highly of the HUD personnel with which he works, but was disappointed that the letter received was not correct or well understood by HUD. Alan said that Gregory Beck is no longer with the Chicago HUD Field Office and is now working with HUD in New York State, and that Alan expected his response to HUD to be adequate and resolve the matter.

Resolution No. 21 R 19, "Resolution Approving the Minutes of the October 15, 2021 Regular Meeting of the Board of Commissioners"

Ron Wait moved to approve Resolution No. 21 R 19. The motion was seconded by Elsie Brown and approved by all commissioners present.

Financial Report

Vickie said that her written financial report was part of the board packet. Vickie said that she had submitted the unaudited financial report and that the audit was expected to be done in January or February, 2022. She said that BCHA had about \$2,500 remaining before moving out of a negative accounts payable, which consisted of six months of WCHA invoices. Allen asked Vickie to report when BCHA was finally out of the negative.

Julaine Drake moved to accept the financial report. The motion was seconded by Elsie Brown and approved by all commissioners present.

Julaine asked who generates the funds to BCHA for disbursement and Vickie said the funding was determined by Congress and distributed through HUD. Vickie noted that the program fluctuations through national Continuing Resolutions and reconciliations made a continually fluid program that was a challenge to all agencies. Alan said this was why BCHA's use of the HUD generated Two Year Forecast tool was so critical.

Old Business

None.

New Business

None.

Commissioner Comments

None.

Executive Session

None.

Action Take from Executive Session

None.

Adjournment

Ron Wait moved to hold the next meeting at 9:00 a.m. on December 17, 2021 at the Boone County Housing Authority office, 2036 North State Street, Belvidere, Illinois, 61008, and adjourn the meeting at 9:50 a.m. The motion was seconded by Ray Morse 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
17th day of December, 2021.

Chairman Allen Sisson _____

Vice Chairman Robert Johns _____

Commissioner Ron Wait _____

Commissioner Ray Morse _____

Commissioner Julaine Drake _____

Commissioner Elsie Brown _____

Commissioner Jen Jacky _____