

Housing Authority of the City of Evansville

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February 5, 2016

The Board of Commissioners of the Housing Authority of the City of Evansville met on Wednesday, January 13, 2016 at 6:30 p.m. in the community room of the South Meadow Apartments. Commissioners Miller, Wilbur, and Alt were present. Commissioners Sperry and Butts were absent. Also present was Toni Coats, Executive Director.

The meeting was called to order by Chairman Miller. A motion was made by Commissioner Wilbur to approve the agenda as printed. The motion was seconded by Commissioner Alt. The motion was carried by unanimous vote.

A motion was made by Commissioner Alt to approve the minutes of December 9, 2015, as received. The motion was seconded by Commissioner Wilbur. The motion was carried by unanimous vote.

A new accounts payable list was distributed reflecting check numbers 3868-3878, totaling \$11,493.86 for the South Meadow Apartments; check numbers 7575-7618, totaling \$29,565.56 for the Section 8 Housing Choice Voucher Program; and check number 3919, totaling \$210.50 for the CDBG Program. After a review, a motion was made by Commissioner Wilbur to accept the accounts payable list as presented. The motion was seconded by Commissioner Alt. The motion was carried by unanimous vote.

Commissioner Butts arrived at 6:35 p.m.

Old Business: None

New Business:

The final Rock County FY2016 Fair Market Rents (FMR's) for efficiency through 4 bedroom units were presented. The Director proposed payment standards (combined rent & utility costs) based upon current and anticipated rental and utility costs in 2016. After a discussion, a motion was made by Commissioner Butts to adopt the proposed Payment Standards, as presented. The motion was seconded by Commissioner Wilbur. The motion was carried by unanimous vote. The 2016 Payment Standards are: Efficiency - \$483; One-Bedroom - \$617; Two-Bedroom - \$770; Three-Bedroom - \$961; Four-Bedroom - \$1,013.

The Director shared information with the Board about planned changes to the Section 8 Housing Choice Voucher Inspection Protocol and Oversight by HUD-REAC. REAC plans to replace the current housing quality standards (HQS) with a new inspection protocol called UPCS-V. The new standard will become required once it has been thoroughly tested and

evaluated and a demonstration period has been implemented producing inspections that meet HUD's targets for quality and efficiency.

Resolution Number 87 was presented with a proposed 2016 Section 8 Housing Choice Voucher Program budget. After a review and discussion, a motion was made by Commissioner Wilbur to approve the proposed budget and resolution, as presented. The motion was seconded by Commissioner Alt. The motion was carried by unanimous vote.

A proposed 2016 South Meadow Budget was presented, reviewed, and discussed. A motion was made by Commissioner Butts to accept the proposed budget, as presented. The motion was seconded by Commissioner Wilbur. The motion was carried by unanimous vote.

Employee Reviews

The Director presented an annual employee review for the part-time maintenance man, James Remer, with a proposed 3% wage increase of \$.48 per hour, retroactive to January 1, 2016. After a discussion, a motion was made by Commissioner Alt to approve the wage increase, as presented. The motion was seconded by Commissioner Wilbur. The motion was carried by unanimous vote.

The Executive Director presented her annual report to the board. After reading and discussing the report, a motion was made by Commissioner Wilbur to approve a 4% wage increase of \$1.46 per hour for Toni Coats, retroactive to January 1, 2016. The motion was seconded by Commissioner Alt. The motion was carried by unanimous vote.

Having no other matters to discuss, a motion was made by Commissioner Alt to adjourn the meeting. The motion was carried by unanimous vote. The next regular meeting will be Wednesday, February 10, 2016, at 6:30 p.m. in the community room of the South Meadow Apartments.

Respectfully submitted,

Toni C. Coats
Executive Director

Equal Housing Opportunity