

ACCOMACK-NORTHAMPTON REGIONAL HOUSING AUTHORITY

MINUTES OF THE

May 27, 2015

4:00 p.m.

William Hughes Apartments

Cape Charles, Virginia

DIRECTORS PRESENT:

Richard Jenkins  
Steven B. Miner  
Katherine H. Nunez  
Vincent Holt

Accomack County  
Accomack County  
Northampton County  
Section 8 Representative

DIRECTORS ABSENT:

William Hughes

Northampton County

OTHERS PRESENT:

Elaine Meil  
Susan Haycox  
Melissa Matthews  
Kelly Addison

David Annis  
Kat Edwards  
Colin Kean

1. Call to Order

Chairman Jenkins called the meeting to order at 4:10 p.m.

2. Minutes of the March 25, 2015 Meeting

Presented were the minutes of the March 25, 2015 meeting.

Adoption of the presented minutes was requested.

Director Holt moved to approve the minutes of the March 25, 2015 meeting as presented.  
Seconded by Director Nunez, the motion carried by unanimous vote.

3. Bills Payable and Financial Statement

Commission approval was requested for the following Bills Payable and attached Financial Statements:

General Operating Account		
A-NPDC	Mill Run Tax Credit Project (Mar/Apr)	\$ 1,955.40
A-NPDC	William Hughes Tax Credit Project (Mar/Apr)	<u>+ 10,100.49</u>
Total Due A-NPDC		\$12,055.89*

Section 8 Checking Account		
A-NPDC	Administration, (Mar/Apr)	\$30,239.27*

Mill Run Apartments, LLC  
No bills were payable at this time.

William Hughes Apartments, LLC  
No bills were payable at this time.

\* Detail was included with agenda item “Current A-NPDC Financial Report”

Director Nunez moved to approve the Bills Payable as presented. Seconded by Director Holt, the motion carried by unanimous vote.

4. Current A-NPDC Projects Financial Report

The presented report indicated that 80.94 percent of the FY 2015 budget had been expended while 83.33 percent of the fiscal year has passed.

Board acceptance of the attached report was requested.

Director Nunez moved to accept the Current A-NPDC Financial Report as presented. Seconded by Director Holt, the motion carried by unanimous vote.

5. FY 2016 Budget

Deferral of adoption of the FY 2016 A-NRHA Budget and authority to expend funds at FY 2015 Budget levels until the next regular meeting was requested for the following reason:

Since the A-NPDC has not adopted its budget, benefit and indirect rates for FY 2016 have not yet been established.

Director Nunez moved to defer adoption of the FY 2015 Budget and grant authority to expend funds at FY 2015 levels until the next meeting. Seconded by Director Holt, the motion carried by unanimous vote.

6. Election of FY 2016 Officers

The election of FY 2016 officers was postponed until the May 27 Board Meeting.

The Authority By-Laws state that the Chair and Vice Chair serve for one- year terms and may serve up to three consecutive terms. Having served three terms, Chairman Jenkins and Vice Chairman Miner are not eligible for re-election.

For your information, the Executive Director serves as Secretary-Treasurer and serves at the pleasure of the Board.

Board election of FY 2016 Chairman and Vice Chairman was requested.

Director Nunez nominated Director Miner as Chair, and Director Hughes as Vice Chair. Seconded by Director Holt, the motion carried by unanimous vote.

7. Subsidy Standards

In early 2013, the Board authorized several actions regarding reducing inspections, reducing the subsidy standards and review preferences for the waiting list. This was done to cut costs and was due to sequestration cuts. At the time, these suggestions were done at the suggestion of HUD through the PIH notice process.

Three subsidy standards were eliminated:

~~Children of the same gender with an age difference of 10 years or more will be allocated separate bedrooms.~~

~~Unrelated adults of the same gender will be allocated separate bedrooms.~~

~~Persons of different generations will be allocated separate bedrooms.~~

The current subsidy standards are:

The PHA will assign one bedroom for each two persons within the household, except in the following circumstances:

Persons of the opposite sex (other than spouses, and children under age 5) will be allocated separate bedrooms.

Live-in aides will be allocated a separate bedroom.

Single person families will be allocated one bedroom.

The A-NRHA subsidy standard change has resulted in a significant decrease in the voucher size of families on the program and resulted in a significant number of families with a 2 bedroom voucher. In the tenant-based portion of the Housing Choice Voucher program families have generally found a unit that met their needs and paid for the difference between the unit cost and voucher payment standards. However, this is not an option for the project-based voucher portion of the program. These changes have drastically reduced 3 bedroom families and no one without a 3 bedroom voucher size is eligible to live in a 3 bedroom unit for more than one lease year before they are required

to move. Other rules require that if a 2 bedroom opens up, the A-NRHA must offer a family in a three bedroom unit to move or lose their assistance at the end of the year. This has resulted in A-NRHA families having to move during their lease period. This is also a significant contributor to the increased vacancies at project based properties.

Executive Director Meil has met with Director of Administration Haycox to review the Housing Assistance Payments and determine whether there exists a source of funds to support larger vouchers. HUD has allocated to the A-NRHA \$2,536,000 in Housing Assistance payments for 2015. A-NRHA is not spending this full amount and HUD is projecting that next year A-NRHA will receive an allocation of \$2,285,000 and in the third year out \$2,062,000.

Staff want to remain cautious and review changes and therefore recommend just the addition of one new subsidy standard change that of providing bedrooms based on different generations such that a mother would not be required to share a bedroom with her child of the same gender or a grandparent with a grandchild of the same gender.

After reviewing these details and a sample of the tenant based families staff has found that this will result in a benefit to existing families at their annual reexaminations, it will help new families find housing units that will be affordable to them, and it will assist in full lease up of all three bedroom project based units.

Staff recommended that the Board consider adopting the addition of the following new subsidy standard and the necessary changes to support the change in the Administrative Plan.

Persons of different generations will be allocated separate bedrooms.

Director Nunez moved to adopt the addition of the new subsidy standard “Persons of different generations will be allocated separate bedrooms” to support the change in the Administrative Plan. Seconded by Director Holt, the motion carried by unanimous vote.

## 8. Olmstead Act

At our last meeting we discussed HUD’s request to consider adoption of another priority or set aside for special purpose vouchers to help Virginia achieve the goals set as part of a settlement agreement with the Department of Justice which found that Virginia had violated the Americans with Disabilities Act by failing to serve individuals with intellectual and developmental disabilities in integrated settings appropriate to their needs. (See attached information.)

The Board requested additional information on how local agencies who serve these populations feel about the value of such a preference. Staff contacted the Community Services Board (CSB) and the Center for Independent Living. We were unable to obtain a response from CSB. They have had a major turnover in management –level positions recently and staff did not feel qualified to speak for the agency.

The Center for Independent Living did comment by saying in their work with transitioning institutionalized individuals back into the community through Money Follows the Person, at least 2 families per year could benefit from this preference.

Relative to the Board's concern that those using this preference would be moving in from other parts of the state, the RHA still has a 1,000 point preference for those living and/or working in Accomack and Northampton Counties. This would make it nearly impossible for anyone outside the area to access the program through this program.

If the Board wishes to establish such a preference, the following needs to be considered

- Number of vouchers to be covered by this preference
- Preference for those individuals ready to exit institutional care and/or at risk of being institutionalized
- Existing waiting list or new waiting list

The first step to move forward would be to request a waiver from HUD that would allow such a waiver.

Staff requested Board direction.

Director Miner moved to grant special preference to people exiting an institution using a maximum of four of our vouchers. Seconded by Director Nunez, the motion carried by unanimous vote.

Staff has also attached an informational item to this memo, The Center on Budget and Policy Priorities study on the impacts of Sequestration cuts on Housing Choice Vouchers. Of special interest is the impact that the cuts had on efforts to end homelessness.

9. Other Matters

No other matters were discussed at this time.

10. Public Participation

No public participation took place at this time.

11. William Hughes Apartments Tour

Staff and Board Members present were taken on a tour of the recently renovated William Hughes Apartments. Colin Kean, property manager, showed everyone the interior of one of the apartments, and described the renovations which had recently taken place throughout the entire complex.

12. Adjournment

There being no further business, the meeting was adjourned.

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Richard Jenkins, Chairman

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Elaine K. N. Meil, Secretary/Treasurer