

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
JANUARY 15, 2020**

ROLL CALL

PRESENT: Commissioners Scudder, Nalls, Eisenbraun, Podhradsky, and DuBray.

ABSENT: None.

ALSO PRESENT: Doug Wells – Executive Director, Robert Slanina – Controller, Alice Bentley – Resident Advisory Panel Liaison, Darren Soucy – Rapid City Police Department, Larry Zimmerman and Dave Gates – Keystone Treatment Center.

APPROVAL OF AGENDA

Chairman Scudder entertained a motion for approval of the agenda. Commissioner DuBray so moved; seconded by Commissioner Nalls. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

PUBLIC HEARING – 2020 PHA PLAN

No one was in attendance for the Public Hearing

APPROVAL OF MINUTES. Chairman Scudder asked if there were any additions or corrections to the minutes of the regular Board meeting of December 18, 2019. Hearing none, she entertained a motion for approval. Commissioner Eisenbraun so moved; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

APPROVAL OF EXPENDITURES. Chairman Scudder asked for and received clarification on an expenditure. She asked if there were any questions from other Board members. Hearing none, she entertained a motion for approval. Commissioner Podhradsky so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Financial reports. The Board reviewed the financial reports. Controller Slanina noted that the report included some cash. He stated that this had been invested after the end of the month.

ITEMS FROM THE RESIDENT ADVISORY PANEL

Chairman Scudder welcomed Alice Bentley, Resident Advisory Panel liaison. Ms. Bentley reported that staff and five Panel members attended the last meeting. She stated that the Executive Director reviewed the input the Panel had given on the PHA Plan to make sure he had interpreted them correctly. She recapped that input. She stated that other concerns were discussed and would be taken care of by staff. She stated that the Panel was asked to conduct a

hearing in accordance with the Grievance Procedure. Chairman Scudder thanked Ms. Bentley for her report.

DISCUSSION ITEMS

(A) VASH Homeownership Vouchers – Chairman Scudder introduced Larry Zimmerman and Dave Gates from the Keystone Treatment Center. Mr. Zimmerman discussed a program they were involved with to provide veteran rehabilitation, affordable housing and workforce initiatives for veterans. He discussed their plans to build small houses and asked the Board to consider establishing a homeownership program under the VASH program. Discussion followed on the possibility of the PCHRC establishing a homeownership program under the VASH program. The Board agreed to include the possibility of a homeownership program under the VASH program in the 2020 PHA Plan and work with the VA to determine if it would be a feasible program if they were interested in establishing it.

(B) Resolution No. 906 – Write-off of Uncollectible Tenant Accounts Receivable – Chairman Scudder noted that a list of the individual accounts to be written off had been given to each Board member. She entertained a motion for approval of Resolution No. 906. Commissioner Podhradsky so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(C) Approval of Utility Allowances – The Executive Director stated that the Section 8 Allowances were calculated by an outside company and the Public Housing allowances were calculated in-house by applying current utility rates to pre-established consumption allowances. He stated that the allowances changed very little from last year. Chairman Scudder entertained a motion for approval of the proposed utility allowances. Commissioner DuBray so moved; seconded by Commissioner Nalls. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(D) Approval of Public Housing Flat Rents – The Executive Director stated that Public Housing Residents were allowed to select income-based rent or the flat rent for the unit they rented. He stated that the Public Housing flat rents were adjusted annually and that the PCHRC policy was to set them at the HUD published Fair Market Rent (FMR) for all units except Prairie Village and Edwards Manor, which were set at 80% of the FMR. He noted that the FMRs dropped this year, but he felt they would probably increase again next year. Chairman Scudder entertained a motion for approval of the proposed flat rents. Commissioner Eisenbraun so moved; seconded by Commissioner Nalls. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(E) Discussion and Approval of 2020 PHA Plan – The Executive Director stated that the draft of the Plan had been revised based on Board discussions at previous meetings. He reviewed the revisions that had been made. He suggested that a further revision be made to reflect the Board's decision to consider a homeownership program for VASH Vouchers. He stated that the plan included a summary of comments received from the Resident Advisory Panel, residents, and the Public, and the PCHRC response to those comments. He stated that he had summarized the comments and included a proposed response for most of those comments. He stated that all responses were subject to revision by the Board. He reviewed all of the comments and proposed responses with the Board, with the Board approving or making revisions to each.

Chairman Scudder entertained a motion for approval of the 2020 PHA Plan with the agreed upon revisions. Commissioner Podhradsky so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(F) Resolution No. 907 – PHA Certification of Compliance with PHA Plan and Related Regulations - Chairman Scudder entertained a motion for approval of Resolution No. 907. Commissioner DuBray so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

OLD BUSINESS

PCHRC participation in LIEAP program. – The Executive Director stated that he had spoken with David Gall the LIEAP office. He stated that Mr. Gall indicated that his office was working on a system to make LIEAP payments directly to recipients rather than through their landlord, but that any change would not take place during this funding year. He stated that landlords would still need to verify information about participants and he was unsure what they would request.

NEW BUSINESS

No new business was brought before the Board.

MONTHLY REPORTS AND INFORMATIONAL ITEMS


The Board reviewed and discussed the monthly reports.

ITEMS FROM THE PUBLIC

No one was in attendance who wished to speak.

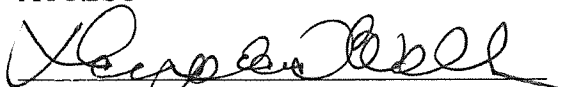
ADJOURNMENT

With no further action before the Board, Chairman Scudder entertained a motion for adjournment. Commissioner Eisenbraun so moved; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 5:20 PM.



Sharon Scudder, Chairman

(SEAL)
ATTEST



Douglas D. Wells, Executive Director

