

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
SEPTEMBER 18, 2019**

ROLL CALL

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

ABSENT: Commissioner DuBray

ALSO PRESENT: Doug Wells – Executive Director, Robert Slanina – Controller, Alice Bentley – Resident Advisory Panel Liaison, Darren Soucy – Rapid City Police Department, Carol Qualm – Access Payee Services, Deb Hadcock and Ron RossKnecht – Pennington County Commission, and Jennifer Blackwell – OLC Social Work Student.

APPROVAL OF AGENDA

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

Approval of minutes. Chairman Scudder asked if there were any additions or corrections to the minutes of the regular Board meeting of August 21, 2019. Hearing none, she entertained a motion for approval. Commissioner Eisenbraun so moved; seconded by Commissioner Nalls. **VOTING AYE; Commissioners Nalls, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Approval of expenditures. Chairman Scudder asked Controller Slanina if there was anything out of the ordinary in the expenditures. He stated that there was not. Chairman Scudder asked if any Commissioner had any questions. Hearing none, she entertained a motion for approval of the expenditures. Commissioner Nalls so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Financial reports. The Board reviewed the financial reports. Controller Slanina noted that the investment report reflected the investment of excess cash in the past month. He also stated that he had planned to have budget revisions ready for this meeting, but they were not yet complete so they would be brought to the next meeting.

ITEMS FROM THE RESIDENT ADVISORY PANEL

Chairman Scudder welcomed Alice Bentley, Resident Advisory Panel liaison. Ms. Bentley reported that four Panel members attended the last meeting. She reported on the items discussed. Chairman Scudder thanked Ms. Bentley for her report.

DISCUSSION ITEMS

(A) Carole Qualm, Access Payee Services – PCHRC participation in LIEAP program. – Chairman Scudder noted that Carol Qualm was in attendance to further discuss the PCHRC's decision not to participate in the Low Income Energy Assistance Program (LIEAP). She stated that the Board had discussed this at the last Board meeting and that the Board had chosen not to participate. She stated that the reason for this was that they felt that utility assistance from LIEAP and SNAP was double dipping of federal funds. She explained that HUD subsidies administered by the PCHRC subsidize rent and utilities. She stated that they also had concerns over administrative burdens of the program, but that was not their main concern. She stated the Board felt that the LIEAP and SNAP programs should address these issues. She stated that other PHAs do participate in the program and she had spoken to some of them. She stated that most of those she spoke to disagreed with the program but participated because it was a benefit to their residents. She invited Ms. Qualm and others in attendance to comment. Ms. Qualm asked the Board to reconsider their decision not to participate. She stated that she believed that HUD had contacted the PCHRC to inform them that LIEAP assistance was not double dipping. The Executive Director stated that he had received an email from HUD stating that States were given the option of whether or not to provide LIEAP funds to residents of subsidized housing, but that they did not say that it was not a double subsidy. Discussion followed with Ms. Qualm, County Commissioners Hadcock and Rossknecht, and Barry Tice, from Pennington County Health and Human Services urging the PCHRC to reconsider the decision not to participate in the program.

(B) Siding and Window Bids – Public Housing Single Family Homes – The Executive Director stated that this project was being funded under the Capital Fund Program and that the bids were within budget. He recommended acceptance of the low bid of \$61,018.50 from Dakota Concepts. Chairman Scudder entertained a motion to accept the bid from Dakota Concepts. Commissioner Eisenbraun so moved; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. (Commissioner Nalls had temporarily left the meeting.) MOTION CARRIED.**

(C) Voucher Payment Standards – The Executive Director explained that the Voucher Payment Standards (VPS) were the maximum amount that could be paid for rent and utilities under the Section 8 program. He stated that each year HUD publishes Fair Market Rents (FMRs) for the area, and PHAs are required to set the VPS between 90% and 110% of those FMRs. He stated that this year the FMRs decreased substantially for Pennington County. He stated that staff was not convinced that this accurately reflected rents in the area and was not recommending a corresponding decrease in the VPS at this time. He stated that staff was recommending no change to the VPS except for four bedroom units in Bennett County and one bedroom units in Fall River County. He explained that the four bedroom units in Bennett County needed to be increased to \$975 for them to fall within the HUD required range. He stated that staff felt that one bedroom units in Fall River County were very difficult for participants to find and was recommending increasing that payment standard to \$665.00. He stated that all other VPS fall within the required range. Chairman Scudder entertained a motion to approve the proposed Voucher Payment Standards. Commissioner Podhradsky so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

No new business was brought before the Board.

MONTHLY REPORTS AND INFORMATIONAL ITEMS

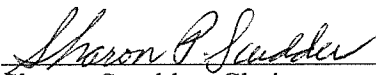
The Board reviewed and discussed the monthly reports. Chairman Scudder noted the ongoing vacancy issues in New Underwood and Wall. Chairman Scudder congratulated staff on achieving High Performer status under the Public Housing Assessment System.

Chairman Scudder noted that the South Dakota Housing Development Authority's annual conference was coming up at the end of October. She stated that she would like to attend and asked if any other Commissioners were interested. She asked if the Executive Director planned on attending. The Executive Director stated that he had not yet seen the agenda but would likely attend.

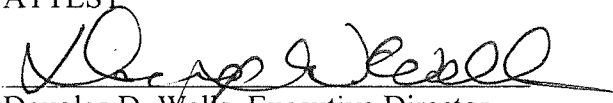
Chairman Scudder asked if the Board wanted to discuss participating in the LIEAP program any further. The Board briefly discussed the issue and asked the Executive Director to continue discussions with the State and report back to the Board.

ADJOURNMENT

With no further action before the Board, Chairman Scudder entertained a motion for adjournment. Commissioner Eisenbraun so moved; seconded by Commissioner Nalls. **VOTING AYE; Commissioners Nalls, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 5:11 PM.


Sharon Scudder, Chairman

(SEAL)
ATTEST


Douglas D. Wells, Executive Director

