

MO-NAHRO HOUSING COMMITTEE SPRING CONFERENCE MEETING MINUTES

(Draft copy pending review and approval by the Committee)
The Housing Committee of MO-NAHRO met on March 21 2012
at the Hilton Airport Hotel - Kansas City Missouri
Paul Page – VP Chair
Joy Edgar - Secretary

Roll Call

Chairperson, Paul Page called the meeting to order, a roll call of the following members were present:

Members: Carrol Lindley, Patty VanWeelden, Jim Mitchell, Mona Aubuchon, Joy Edgar, Carol Branham, Ed Miller, Barbara Sumpter, Stacey Ingersoll, Diane Morris, Tom Barnett, Reba Williams, Joe Ann Daugherty, Robert Rorah, Melenie Clarck, Mary Jo Rensha, and Paul Page. (17 present)

Guest: President, Matt Moran and Karen Schleper-HUD, KC

Reading and Approval of the Minutes of the Previous Meeting

Chairperson, Paul Page, asked if all members had read the meeting minutes from the Fall Conference held on September 15, 2011 at Springfield, Missouri. Mr. Page then asked all members present if there were any corrections to be made. All members present discussed and agreed no corrections were needed. Motion to approve the minutes was made by Robert Rorah, seconded by Reba Williams. Paul Page, Chairperson, asked all members present in favor to vote "AYE". All members present voted "AYE", none opposed. Chairperson, Paul Page declared the September 15, 2011 minutes approved.

SOUTHWEST NAHRO HOUSING COMMITTEE WINTER CONFERENCE, JANUARY 19, 2012, NORMAN, OKLAHOMA

Chairperson, Paul Page distributed copies of the housing committee meeting minutes from the SWNAHRO 2012 Winter Conference, January 19, 2012 at Norman, OK, along with copies of a resolution approved by the SW committee. Discussion covered the following topics: State Reports, Reduction of Section 8 Administrative funds, HUD's "discussion" of combining the Operating Fund with the Capital Fund, Problems with newly hired REAC inspectors and lower scores, concerns about the authorized Rental Assistance Demonstration RAD, presently voluntary, possibly later becoming mandatory with the loss of the Capital Fund program, causing HA's to seek private funds. The SWNAHRO Housing Committee approved a resolution opposing the PETRA-TRA-RAD proposals.

Ed Miller made a motion to pass a resolution and send a letter of support to the National Housing Committee supporting the SWNAHRO Resolution opposing PETRA-TRA-RAD. Robert Rorah seconded the motion. The motion passed by unanimous vote.

2012 PIH NOTICES

A List of 2012 PIH notices noting the subject / purpose from PIH Notice 2012-1 through 2012-18 was passed out. (Handout 1) Paul Page, Chairperson, encouraged everyone to review the list and read the ones that are applicable to their agency.

SECTION 8 MATTERS AND ISSUES

Patty VanWeelden discussed the Section 8 Program continuing budget cuts. 75% Admin. Fees being a serious issue, affecting people we serve. Core programs have to be sustained to prevent homelessness.

PUBLIC HOUSING MATTERS AND ISSUES

Discussion covered the following topics:

- HUD has published CY 2012 Eligibility Letters on Operating Subsidy (Handout 2), However, these amounts are still subject to final proration.
- PETRA-TRA-RAD Rental Assistance Demonstration PIH Notice 2012-18 (149 pages- no handout) Southwest NAHRO opposes / passed Resolution Opposing. MO Housing Committee agrees with SW Housing Committee. MONAHRO Housing Committee Agreed to write letter supporting the SW Housing Committee resolution.
- 2013 HUD Budget proposal released. (Handout 3) This is the starting point in the process: Congress; House and Senate must to pass their versions of the 2013 budget, work out differences and then send to the President to sign. At this point, Senate requested funding levels are for Public housing are higher than FY 2012.
- President's 2013 HUD Budget proposes to fully consolidate Operating and & Capital Fund budgets. (Handout 4) The committee passed a resolution opposing the consolidation of the two funds. The concerns were many, including the eventual loss of modernization dollars.
- President's 2013 HUDS Budget Omits 400 units Exemption from Asset Management. *Could negatively affect Charleston, Joplin, Caruthersville, Kennett, Jefferson City and many other PHA's between 250 to 400 units.* NAHRO News Feb. 14, 2012. (Handout 5) Paul Page will be in contact with NAHRO and PHADA to encourage congress to continued mark-up of this item in the HUD Appropriations Budget.
- PIH- 2012- 2 Issued January 20, 2012: Guidance on Public Housing Operating Funds. (Handout 6) HA's can now use Public Housing Operating and Reserve Funds for Capital work except for major projects exceeding 80% of Total Replacement Cost.

-HUD clarifies restrictions on use of federal funds for Lobbying. NAHRO News Mar 1, 2012 and Feb 24 HUD letter to PHA Director/Board Chair. . (Handout 7) Normal, current activities by MONAHRO are still allowable. Karen Schleper, HUD, KC office, stated that MONAHRO can continue to advocate and provide education on programs.

-Interim PHAS Rule “HUD’S Unfair PHAS Rule Must Change”.

Mar 7, 2012 PHADA Issue Brief. (Handout 8) It will be difficult for many HA’s to be High Performers. Many other HA’s will be graded as Sub-Standard. HA’s need to comment on this interim rule during the comment period, now.

-Physical Needs Assessment (PNA): Federal Register Wednesday, July 20, 2012 Proposed Rule. *Will Also Change requirements for Energy Audits.* (Handout 9) New PNA still not ready yet.

-PIH Notice 2012-17, Issued February 28, 2012 Guideline on Bedbug Control and Prevention in Public Housing. (Handout 10) Some HA’s shared their experience with bed bugs and made recommendations based on their experience. Tom Barnett suggested to Karen Schleper, HUD KC office that HUD provide additional funding to cover cost of expensive treatment for bed bugs. His agency has already spent \$22,000.00. Bed bugs are treated by various approaches; heat treatment cold freeze treatment and or chemical treatment. Some residents have ask for HA’s to reimburse them for items that had to be thrown away. Karen Schleper, HUD, KC, said HUD is taking the position that it is no ones fault. HA’s do not have to replace furniture or bedding. There is a state law in the process addressing bed bug infestation and treatment. HA’s need to be proactive and educate all tenants to promptly report infestation and not try to exterminate, that just makes it worse.

-PHADA Article: March 7, 2012: HUD Publishes Final Rule Concerning Equal Access to Housing in HUD Programs Regarding Sexual Orientation or Gender Identity. (Handout 11) Landlords may not discriminate against persons or families regarding sexual orientation or gender identity.

- (AHAAIA) The Affordable Housing and Self sufficiency Improvement Act Proposed new mandatory minimum rents: \$69.45 to \$75.00, \$100.00 (Now optional \$0 to \$50) After discussion, a resolution was passed opposing the three areas in the proposed (AHAAIA Act that would shift the financial burden to low income tenants. The items in the bill described as objectionable were: New higher mandatory minimum rents of \$75.00 to 100.00, setting market rent ceilings to 80% of HUD established fair market rent, and raising the 3% medical deduction to 10%. The MONAHRO Housing Committee passed a resolution opposing all three, was motioned by Tom Barnet, seconded by Ed Miller and passed by unanimous vote. This resolution was forwarded to the MONAHRO Executive Board for their approval.

Tom Barnett, MONAHRO's representative on the Missouri Interagency Council on Homelessness (MICH) presented copies of a Discharge Agreement that MICH is trying to get Housing Authorities to agree to and sign. This agreement would give a preference ahead of other applicants for housing for persons being discharged from prison, mental institutions, hospitals, or nursing homes. Tom Barnett recommends that Housing Authorities not sign this agreement as currently written. Robert Rorah made a motion to pass a resolution opposing this agreement and recommending the MONAHRO Executive Board oppose this proposed MICH agreement. Mona Aubuchon seconded the motion and the motion passed by unanimous vote.

REPORT FROM PRESIDENT, MATT MORAN

MO-NAHRO President, Matt Moran thanked all for serving on the housing committee. He said that he was glad to be back and that recovery from the tornado damage in Joplin is improving. Matt said that he will be going to Washington, DC and will take any issues from the Housing Committee and MONAHRO to National NAHRO.

Miscellaneous

Karen Schleper thanked the Housing Committee for allowing her to visit and encouraged us to keep up the good work.

Adjourn

Chairman, Paul Page, asked if there was any further business to come before the Housing Committee. Hearing none, Chairperson, Paul Page then declared the meeting adjourned.



Resolution 2012-3

Be it resolved by the Housing Committee of the Missouri Chapter of the National Association of Housing and Redevelopment Officials (MONAHRO) that,

the MONAHRO Housing Committee opposes and recommends the MONAHRO Executive Board oppose all policy changes that increase cost burden on poor residents in the proposed President's / HUD 2013 Budget for Public Housing and Section 8 Voucher Programs, such as minimum rents of \$75 or \$100, increase from 3% to 10% medical expense level and higher flat rents.

Tom Barnett made the motion, Ed Miller seconded the motion. The resolution passed by unanimous vote.

Attest:

Secretary

Paul M. Page

Paul M. Page
VP Chair MONAHRO Housing Committee

3-21-12

Date



Resolution 2012-4

Be it resolved by the Housing Committee of the Missouri Chapter of the National Association of Housing and Redevelopment Officials (MONAHRO) that,

the MONAHRO Housing Committee opposes and recommends the MONAHRO Executive Board oppose the proposed Discharge Policy proposed by the Missouri Interagency Council on Homelessness. MONAHRO Executive Board recommends that all Missouri Housing Authorities not sign the Discharge Policy of MICH as written dated December 5, 2011.

Robert Rorah made the motion and Mona Aubuchon seconded the motion. The Resolution passed by unanimous vote in the Housing Committee.

Attest:

Secretary

Paul M. Page

Paul M. Page
VP Chair MONAHRO Housing Committee

3-21-12

Date



Resolution 2012-2

Be it resolved by the Housing Committee of the Missouri Chapter of the National Association of Housing and Redevelopment Officials (MONAHRO) that,

The MONAHRO Housing Committee opposes and recommends the MONAHRO Executive Board oppose the proposal combining the Public Housing operating subsidy and the Capital Funds Program Grant into a single fund because, the Capital Fund Program Grant is an excellent management tool, an annual and five-year plan, structured with excellent forms, regulations, flexibility, reporting requirements, resident, and local government involvement, and fund obligation, and expenditure deadlines.

Ed Miller made the motion and Diane Morris seconded the motion. The resolution passed by unanimous vote.

Attest:

Secretary

Paul M. Page

Paul M. Page
VP Chair MONAHRO Housing Committee

3-21-12

Date



Resolution 2012-1

Be it resolved by the Housing Committee of the Missouri Chapter of the National Association of Housing and Redevelopment Officials (MONAHRO) that.

The MONAHRO Housing Committee opposes and recommends the MONAHRO Executive Board oppose PETRA-TRA-RAD, because it would eliminate the necessary Capital Funds Program Grants, and lead to the rapid disrepair of much needed affordable public housing for the elderly, disabled and low income families.

Ed Miller made the motion and Robert Rorah seconded the motion. The resolution passed by unanimous vote.

Attest:

Secretary

Paul M. Page

Paul M. Page
VP Chair MONAHRO Housing Committee

3-21-12

Date

MO-NAHRO HOUSING COMMITTEE SPRING CONFERENCE MEETING MINUTES

(Draft copy pending review and approval by the Committee)
The Housing Committee of MO-NAHRO met on September 14, 2011
at the University Plaza Hotel - Springfield Missouri
Bob Rorah – VP Chair
Joy Edgar - Secretary

Roll Call

Chairperson, Robert Rorah called the meeting to order, a roll call of the following members were present;

Members: Ed Miller, Carrol Lindley, Carole King, Erma Owens, Katrena Hacker, Patty VanWeelden, Joy Edgar, Barbara Sumpter, Stacey Ingersoll, Paul Page, Carol Branham, JoeAnn Daugherty, Jim Mitchell, Allen Pollock, Robert Rorah
Guest: President, Darrin Taylor

Reading and Approval of the Minutes of the Previous Meeting

Chairperson, Robert Rorah asked if all members had read the meeting minutes from the Spring Conference held on March 16, 2011 at the Hilton Garden Inn – Independence, Missouri. Mr. Rorah then asked all members present if there were any corrections to be made. All members present discussed and agreed no corrections were needed. Motion to approve the minutes was made by Carole King, seconded by Reba Williams. Chairperson, Robert Rorah asked all members present in favor to vote “AYE”. All members present voted “AYE”, none opposed. Chairperson, Robert Rorah declared the meeting minutes approved.

SOUTHWEST NAHRO HOUSING COMMITTEE SUMMER CONFERENCE JUNE 27, 2011 ALBUQUERQUE, NEW MEXICO

Chairperson, Robert Rorah distributed copies of the meeting minutes from the SWNAHRO 2011 Summer Conference along with each State Housing Committee Report to all members present for discussion and review. Mr. Rorah then reported items discussed were Non-Smoking Policies, 4-Day Work Weeks, zero income tenants and big discussion on recapture of operating subsidies and Section 8 - HCV Admin Fees. Additionally there was further discussion on ways agencies can cut costs and save money and zero income tenants. The committee also came up with the following four questions to be asked at the luncheon by Blake Farris to the two Senior Vice-President Candidates attending the Summer Conference;

1. What are they going to do about recapture of reserves and what actions will they take so HUD and congress stops this recapture procedure?
2. What will they do to make HUD support Housing Authorities?
3. How do they feel Housing Authorities can survive, and what can you do to help us with HUD?
4. What can you do for us and what is your vision over the next four years?

Chairperson, Robert Rorah then asked the members present to approve the SW-NAHRO Summer Conference report. Motion to approve the report was made by Carole King, seconded by Barbara Sumpter. Chairperson, Robert Rorah asked all members present in favor to vote “AYE”. All members present voted “AYE”, none opposed. Chairperson, Robert Rorah declared the SW-NAHRO Summer Conference 2011 report approved.

REPORT ON SOUTHWEST NAHRO TRANSITIONAL MEETING -- AUGUST 10-11, 2011 IN SPRINGFIELD, MO

Incumbent Chairperson, Paul Page reported the Transitional Meeting in Springfield helped define the responsibilities of Regional / Chapter Staff to National NAHRO. The Housing Committee Addresses program and policy issues related to public housing, Section 8, tenant-based and project-based housing and other programs related to affordable housing. **Mr. Page then distributed the National NAHRO Housing Committee – Consent Agenda to all members on the following items; (see attached Housing Committee – Consent Agenda resolution document in full detail)**

- Public Housing Reserve Policy
- Protecting Certain Operating Reserves Against the FY 2012 Offset Proposal
- Household Recertification under SEVRA
- Project-Based Voucher Reform
- Housing Quality Standards & Uniform Physical Condition Standards
- Family Self Sufficiency Program
- PHA Executive Compensation
- The Housing Trust Fund Elimination Act of 2011

SECTION 8 MATTERS AND ISSUES

All members present discussed the Section 8 Voucher reform and the most important issue now being Administration Fee cuts placing Agencies in peril of closing their doors. Last year Admin Fees were cut 8 to 10% and now the proposed FFY 2012 funding is cutting an additional 25% of Administrative Fees. Further discussion ensued on SEVRA being endorsed by HUD. Some of the concerns are that SEVERA doesn't look like the simplification that Section 8 Agencies need. Additional concerns were voiced about fewer inspections and less recertification with SEVRA.

PETRA - TRA

All Members present discussed and agreed there is nothing in the current FFY 2012 Funding Bill for PETRA or TRA.

SHARP – SMALL HOUSING AUTHORITY REFORM PROPOSAL

All members present discussed and agreed SHARP is not being discussed at a National Level at this time. (Not a lot of talk lately about this issue)

HUD LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING (RRP) RULE

Chairperson, Robert Rorah distributed the Notice PIH 2011-44 (HA); OHHLHC 2011-01 Guidance on EPA's Lead-Based Paint Renovation, Repair and Painting (RRP) Rule, HUD's Lead Safe Housing Rule, and the EPA-HUD Lead Disclosure Rule. All Members present discussed and agreed the lead base paint disclosure form needs to be signed by the Agency and Tenant and needs to be kept in the Tenant File. And we need to make sure we can produce documents that prove there has been lead base paint testing done. (Follow the PIH 2011-44 Notice)

REPORT ON NATIONAL HOUSING MATTERS FROM PRESIDENT, DARRIN TAYLOR

MO-NAHRO President, Darrin Taylor began his discussion by thanking us for letting him serve the past two years as President for MONAHRO, it has been a pleasure. Mr. Taylor then reported the progress being made in Joplin, MO and Vice President, Matt Moran's ongoing effort

rebuilding the Joplin Housing Authority (our thoughts and prayers are with Joplin). Mr. Taylor also wanted to express Vice President, Matt's Moran's regrets for not being able to attend the Fall Conference here in Springfield. Matt is looking forward to serve as MO-NAHRO's President at the Spring Conference in 2012 and seeing everyone. (Thank you Matt)

President, Taylor also discussed how troubling all the funding cuts are and about working on a MO-NAHRO position for continued and ongoing advocacy within our organization. Mr. Taylor also suggested immediate action needed to create a sign on letter from MO-NAHRO stating our position and concerns about proposed funding cuts from HUD and Congress. All members present discussed and agreed a Sign-On Letter was necessary. Chairperson, Robert Rorah made the motion to have the Legislative Committee create a Sign-On Letter. Patty VanWeelden seconds the motion. Chairperson, Robert Rorah asked all members present in favor to vote "AYE". All members present voted "AYE", none opposed. Chairperson, Robert Rorah declared the motion approved.

Miscellaneous

Discussion ensued by all members present on:

The Top five Salaries of each PHA submitted to HUD for Publication and the Sign - On Letter needs to primarily focus on funding.

Adjourn

Chairman, Robert Rorah asked if there was any further business to come before the Housing Committee. Hearing none, Chairperson, Robert Rorah then declared the meeting adjourned.

I would like to take this opportunity to thank MO-NAHRO for the opportunity to serve as Chairperson for the Housing Committee, it was my pleasure. It is also my pleasure to know Incumbent Housing Committee Chairperson; Paul Page will be advancing the Housing Committee's agenda for MO-NAHRO. I also want to thank the MO-NAHRO members for all your support and input when resolving issues and topics that affect every one of us. Please encourage and invite anyone interested in the current housing issues to attend the Housing Committee meetings. The meetings are very informative and a great way to interact with other Housing Authorities and Section 8 Agencies. If anyone has any questions or concerns, you may contact me at bob@c-magic.com.

It has been my pleasure.

Thank you,

Bob Rorah