

09-21-2017 MINUTES

1. **Call to Order and Roll Call**

**Board Members Present:** Roger Mancebo, Rose Cook, Willis Swan, and Luwana Ferguson.

**Present from NRHA:** Gary Longaker, Bill Brewer, Tiffany Hornsby, Jeni Rios, John, Alphson, Stacey Sept, Heather Simola, Sheri Woodsgreen (Consultant), Ernie Adler (Counsel).

2. **Pledge of Allegiance**

3. **Public comment and discussion**

4. **Approval of previous board meeting minutes:**

a) Approval of Board Meeting Minutes from August 17, 2017

Mancebo moved to approve the Board Meeting Minutes from August 17, 2017; Swan seconded; motion carried unanimously

5. **\*For Possible Action Resolution 2017-09-01\*** - To Approve Updated Payment Standards for the Housing Choice Voucher Program – Jeni Rios

It was brought to the attention of the secretary that the Resolution on the Agenda read 2017-08-03 and should be changed to 2017-09-01. The secretary acknowledged the error and has changed.

Rios addressed the board and gave explanation updated payment standards. She stated that HUD released new fair market rent calculations on October 2, 2017. She explained we are allowed to go up to 110% of FMR. NRHA has elected to go to 109.5% to allow for any differences in rounding based on the HUD system and our system. She further went into further detail.

Cook stated that rents are going up and we are way behind. She asked Rios to explain the re-certification. Rios gave an in-depth explanation and stated that NRHA is working with PHADA to obtain some information that they may have to allow us to appeal to HUD to get these standards increased further because HUD is using data from 2015.

Mancebo moved to adopt Resolution 2017-09-01; Swan seconded; motion carried unanimously.

6. **\*For Discussion and Possible Action\*:** New Public Relations Officer Position with NRHA – Stacey Sept

Sept asked for the board to approve the Public Relations Officer Position. She explained it will be more cost effective and gave further detail on the position.

Mancebo asked if we know how much of a savings NRHA would realize. Further discussion ensued.

Hornsby stated that this was in the 2018 budget. Brewer stated that NRHA would save approximately \$50,000 a year.

Cook asked whether there would be an assistant needed and will there be innovation issues. Sept stated this would be a new position and explained further.

Mancebo moved to approve opening a Public Relations Officer position at NRHA; Swan seconded; motion carried unanimously.

7. **For Discussion:** Updates from Deputy Director Bill Brewer
- a) Office Site – We have submitted a purchase and sale agreement to the owners, but have not heard back. We should be able to get grant funds to help us clean up house off property which will be a substantial savings to us.
  - b) MOU Work with Douglas County & Mesquite – Brewer stated both him and Alphson are headed to Mesquite on Monday for first meeting with advisory committee. They have met with staff in Douglas County and asked them to appoint a committee. Waiting to hear back on this.
  - c) FY 2017 Draft Audit – He has received a draft of the audit for 2017. There were no findings in audit and we passed. He commended the finance staff. We expect a final next week. The auditor will participate in October board meeting either by person or phone to discuss.
  - d) Office Phones – We are at a decision point for office phones. Cost is going to be more than Gary’s authority. We are asking board for a special meeting to approve purchase. We decided to go with purchase out right instead of lease. We are proposing October 2<sup>nd</sup> for a special meeting. Cook asks if there is negatives on purchase rather than lease. Brewer explains. Mancebo, Cook, Swan and Ferguson agree they can be a part of the special meeting.
  - e) CDG Strategy Session held August 18 – The session helped us set course for CDG for next few years
  - f) Rental & Housing Services and HAL Strategy sessions held – We have proposed dates for strategy sessions for these two departments as well. October 18<sup>th</sup> for HCV and October 19<sup>th</sup> for HAL.

8. **For Discussion:** Updates from Executive Director Gary Longaker
- a) Update on NACO conference including presentation –
  - b) Update on League of Cities conference including presentations

Longaker will be speaking at both conferences. Will talk about being a High Performer for last 13 years, number of loans we got, what CDG has done and discuss housing studies and MOUs

9. **Date of next meeting:**
- a) Board Meeting – October 19, 2017 - Telephonic

10. **Public comment and discussion:**

11. **Adjournment:** Swan moved to adjourn; Ferguson seconded; Motion carried unanimously. Meeting adjourned at 10:35am.