MINUTES OF THE
GREEN BAY HOUSING AUTHORITY

THURSDAY, NOVEMBER 18, 2021, 10:30 AM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

1. This item contains documents which provide call in information and instructions for the Zoom meeting.

B. ROLL CALL.

1. William VandeCastle - Chair, Terri Refsguard Vice-Chair, Sandra Popp, Erin Edwards and Stephen Srubas

Present: William VandeCastle-Chair, Sandra Popp (joined at 10:33AM), Erin Edwards, Stephen Srubas, Excused:Terri Refsguard-Vice Chair

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the November 18, 2021, meeting of the Green Bay Housing Authority.

Moved by Stephen Srubas seconded by Erin Edwards to approve the agenda for the November 18, 2021 meeting of the Green Bay Housing Authority. Motion carried. Yes- William VandeCastle, Erin Edwards, Stephen Srubas, No- None, Abstain- None

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the October 21, 2021, meeting of the Green Bay Housing Authority.

Moved by Stephen Srubas seconded by Erin Edwards to approve of the minutes from the October 21, 2021 meeting of the Green Bay Housing Authority. Motion carried. Yes- William VandeCastle, Erin Edwards, Stephen Srubas, No- None, Abstain- None

E. REGULAR BUSINESS.

1. Consideration with possible action approving the development plan for RAD submission for the redevelopment of Mason Manor and Scattered Site housing.

Sandra Popp joined meeting at 10:33AM

Moved by Stephen Srubas seconded by Erin Edwards to open the floor for discussion. Motion carried. Yes- William VandeCastle, Sandra Popp, Stephen Srubas, Erin Edwards, No- None, Abstain- None
Speaker: Kaitlin Konyn - Baker Tilly

Moved by Sandra Popp seconded by William VandeCastle to close the floor for discussion. Motion carried. Yes- William VandeCastle, Sandra Popp, Stephen Srubas, Erin Edwards, No- None, Abstain- None

Moved by Stephen Srubas, seconded by William VandeCastle to approve the development plan for RAD submission for the redevelopment of Mason Manor and Scattered Sites housing with consideration of establishing a resolution to acknowledge that the number of housing units will be decreasing from 200 units to 140 units. Motion carried. Yes- William VandeCastle, Sandra Popp, Erin Edwards, Stephen Srubas, No- None, Abstain- None

2. Consideration with possible action regarding flat rate rents and utility allowances, effective January 1, 2022.

Moved by Erin Edwards, seconded by William VandeCastle to approve the flat rate rents and utility allowances, effective January 1, 2022. Motion carried. Yes- William VandeCastle, Sandra Popp, Erin Edwards, Stephen Srubas, No- None, Abstain- None

F. INFORMATIONAL.

1. GBHA Bills.

Stephanie Schmutzer presented the GBHA Bills. No action needed.

2. GBHA Financial Report.

Stephanie Schmutzer presented the GBHA Financial Report. No action needed.

3. Langan Report.

Jayme Valentine presented the Langan Report. No action needed.

4. Director's Report.

Cheryl Renier-Wigg presented the Director's Report. No action needed.

5. Occupancy Report.

Jayme Valentine presented the Occupancy Report. No action needed.

6. Date of next meeting: December 16, 2021

G. ADJOURNMENT.

Moved by Sandra Popp, seconded by William VandeCastle to adjourn the Green Bay Housing Authority meeting. Motion carried. Yes- William VandeCastle, Sandra Popp, Erin Edwards, Stephen Srubas, No- None, Abstain- None

H. VERBATIM MINUTES.

- You're good, so let's call the meeting to order. This is the November, 18, 2021 meeting of the Green Bay Housing Authority. You've all received a copy of the agenda. So we'll do roll call and I think we've got that taken care of.

- For the record, Terri Refsgard is excused, Chairman. She called in, she's not feeling well.

- Okay, very good. Well, that's not good that she's not feeling well but. We excuse you, right.

- Right, we heard from her. Yes, yes, that's good. So we'll move on to Item C, Approval of the Agenda. Is there a motion to approve?

- Motion to approve.

- I second that.

- We have a motion.

- And Erin seconds. Any additions to the agenda? If not all in favor, signify by saying aye.

- [All] Aye.

- Aye for approval. Any opposed? Hearing none, Item D Approval of the Minutes of the October 21, 2021 meeting of the Green Bay Housing Authority, which was in your packet.

- I make a motion to approve.

- We got a motion to approve.

- I second that.

- And Erin seconds, again. Any additions or corrections to the minutes from the last meeting? Hearing none, all in favor of approval of those minutes, signify by saying aye.

- [All] Aye.

- Any opposed? Motion carries. Onto regular business for the Number one: Consideration with Possible Action Approving the Development Plan for RAD Submission for the Redevelopment of Mason Manor and Scattered Site Housing. Cheryl?

- All right, so I'm gonna start out and with me today, we have Trent and Gavin from Gorman and Kaitlin from Baker Tilly are here and these of course are our experts, but I'm gonna, I wanna start, right, with just how, and jump in if I'm wrong about this, right? 'Cause this is a very, this is a very complicated thing that's happening right now with our development project.

- with Baker Tilly.

- Oh what?

- Baker Tilly.

- Say that.

- Gavin. Gavin's with Baker Tilly, okay. Sorry, Gavin. See, I can't see ya so you can't, okay. Get your picture on there. All right, so, okay. As a housing authority, we originally decided to take our scattered site units, our 48 scattered site, public housing units, and put them through the Section 18 process, which is taking them out of the public housing financing, right? And using project based vouchers. And that would allow us to gather more rent and put more capital into those scattered site units of which we would do, we'd plan it over the course of time to do that. As we made more rent, we'd get more capital. We'd do the rehabs. The second pot of public housing we have is Mason Manor, which we needed to do the major rehab on. So we are going forward with the RAD/Section 18 blend on Mason Manor and we've been working towards looking at Mason Manor as itself as an entity to do all of this redevelopment work. And the first proposal we had our numbers came out to be that we were gonna do, we'd be able to do $90,000 per unit at Mason Manor. And that covered the things that it needed to cover in Mason Manor. You know, the elevators, fire pumps, plumbing, bathrooms, ACs, heating lines. You know, the basics that needed to get done at Mason Manor, right? But it didn't give us a whole lotta room to do the extra amenities that we really wanted to do for tenants. So I'm not sure who came up with this idea, if this was Trent or whoever it was, but the team said, hey, what if we combined the scattered sites project and the Mason Manor project into one big project. If we do that, there's a possibility that that would get us more money per unit to put into the project. So the powers that be, not me, our consultants and development team went through and did the numbers and they said, hey, you know what? This does work. It is better for us to combine our scattered site project and our Mason Manor project. So we went from $90,000 per unit up to $113,000? Does that sound right? That we can spend per unit on this project. So that really increased the level of what we can do kind of in everything, but more importantly in Mason Manor where we're gonna be able to do some of the things like the fitness areas and the outside areas, libraries, security system cameras, a lot of the other things we really want to get done, right? That the tenants will super, I mean, the tenants appreciate plumbing and heating, right? But they also appreciate those amenities, which makes Mason Manor a better place. So if we combine the project well, and then me, I'm still in my head thinking scattered site, we've got lots of time to do all these repairs to our 48 scattered site units. Come to find out, which is good actually, that when you combine them all under one project, it's all one project. So Mason Manor will be done along with the scattered site units. There's a timeframe on when you can do that work to two years, I think? So by combining this, we do everything. We upgrade everything in one fell swoop, Mason Manor, and the scattered sites at the same time. So, and looking at this proposal as scary of a prospect as that is just from a scope of work, it's really, it's really a good thing for us to do because it gets us more money into the project to be able to do these repairs. One of the things I wanted to make sure the board was aware of though, was that when we do this RAD conversion work through HUD, we pull properties out of our Faircloth agreement. So Faircloth is an allocated number of public housing units the city of Green Bay has. So we have 204 what are called Faircloth units of public housing, Federal government's like that's all we're gonna fund for you in public housing is 204 units ever, right? When we do this project, we have to pull units out of that Faircloth. So we will not have 204 public housing funded units anymore. I think we're gonna go down to 140. We'll be able to retain 140 public housing units in the Faircloth. So in looking at that, I did, I was just doing some research and finding out that a number of public housing authorities aren't using all of that, those Faircloths because they're doing redevelopment projects. We think that's a good trade-off to do full remodels on scattered sites and Mason Manor, and to still be able to keep 140 of those designated public housing units. And what that means to us is that when this is all over, not concurrently, may I add. When this is all done and we're all done, we have 140 units that we can create of public housing, so we can buy some more scattered sites. We could build some smaller, we could do elderly, whatever, and that could fall under public housing, 140 units. Go ahead, Bill.

- Cheryl, let me just interject. Because of the significance of that, I'm wondering if we should, for the record, adopt a resolution that we acknowledge that we're going from the 240 to the 140 or whatever, and have that in the record that we acknowledge that we're, that that's happening, and we approve that.

- So it's 204, by the way, it's not 240.

- Okay, so 204, or whatever, yeah, whatever the number is, I'm just thinking that we should adopt as a board, a resolution saying that we acknowledge doing that, or that's, what's gonna happen with this, and we approve that. So that if that be ever becomes an issue in the future, you know, probably not in my lifetime or anybody else's here, but at some point it might become an issue where somebody will say, well why did, what and we would have a resolution in our formal record that says, this is why we're doing that.

- Can we do that today, Bill? If we didn't have

- Uh no, it's not on the agenda, so we'd have to do it at the next one. And I don't see that as being a problem, doing it at the next one, at our December board meeting.

- That's fine, formally recognizing that we're accepting the reduction. Can we talk about the reduction first?

- Yep.

- Yeah.

- And the other thing, can we add why? Because I think that that's important. Why we are approving this. Because are we acknowledging that we're approving it and all of a sudden we've lost all these units in public housing, but the reason we're approving it is then we can designate others to make up that? 'Cause that's what I was under the impression. So we had 200 and something, we're going down to this, if we put Mason Manor and the scattered sites into one, then we can use those lost sites to buy more in the area. So we know we can recoup those. So there should be an explanation as to why not just that we're approving it, but why we're approving it 'cause we think it's gonna be better for Green Bay as a whole and we'll also have Mason Manor and scattered sites along with these other now ones that we can reach out and make public housing.

- I am, and ya know, I'm piecing this together in my little itty bitty brain, the best I can, but what, wasn't it a conscious decision that we made when we first started talking about this in the first place

- Yup. to keep them in separate buckets. And that was for, I mean, I don't remember if it was cause we're gun shy or having a little separation there would allow us to, we looked at this didn't we? I mean, like I'm not dreaming that up? Didn't we entertain all of the sites and we came to a conscious decision as to why we were only doing one? And, Cheryl.

- No, I think we were only offered one, Steve. that we were only going to do Mason Manor.

- Okay.

- Right, this was new. Actually, this was a new idea in order to get more money into the project was to combine them. I mean, cause we don't, we're on the track. I mean, we actually have the approval for the Section 18 scattered sites. We're just working on finalizing documentation. So we had gone.

- Okay, okay.

- in that process. The question really is, is it worth it? Does the board think it's worth to losing those 64 public housing units in order to do full remodels on Mason Manor and the 48 scattered sites? That's really the question, right?

- Well, even then it's financially. Would it work if we didn't? I mean, I think we're kind of upside down. If we don't start finding ourself a way to maintain what we've got. And that, that to me feels like we've got more than we can maintain right now. So logically the suggestion makes some sense. You can review actual dollars or otherwise, but just the philosophy of the concept. I'm not trying to argue that I want, I just wanna make sure that we're not retracing steps that we already made some decisions on or if the.

- I don't think we really talked a lot about our Faircloth allotment and what that meant right?

- First time I've heard it in a while.

- So that's why I don't think like Bill. Like I want the board to recognize that. That's why I kinda went, 'cause you already approved going forward with the RAD. I wanted to make sure the board was aware of going forward with the development and how it's set up is going to remove those units from Faircloth. We think as staff, we're like, okay with that, because we know that that's gonna get us significant rehabilitation dollars and still we'll have 140 to create 140 public housing units in the future.

- No, I'm clear, Cheryl, and I appreciate you stating it so honestly, that's huge. So, so dumb question, if we rearrange so that we fit into this other category, so that we're at 140 instead of 204, which is, I think what, what we're actually discussing, does that close the door on the opportunity to have two different arrangements? Why can't we have these 64 plots under a different circumstance than, than is it, is it only because we're, we're going all RAD that we have to take this reduction? Why can't we be set up twice? Jayme raises her hand.

- Okay, so I don't know if you guys saw that Kaitlin, if we can open the floor, I think she can explain this really well from my experience like two years ago when we started the Section 18 transfer to scattered sites, we had HUD REG X and in the last couple months they've updated it where they've changed some requirements or what you can and can't do. Or if this building's this building and then you have your scattereds one, scattered sites one, then it wouldn't be eligible for Section 18. Well, that reg has now been updated. So this would allow us to combine our projects because they are not just, they all fall into the Section 18. So yeah, I guess that's why we didn't really talk Faircloth when we just started Section 18 because it wouldn't have been affected two years ago, but now if we do a conversion, now they will be affected.

- Nice, okay, I'll take that. I'll take that, sorry.

- No worries.

- So then I'm still, I still have the question then. And so two years ago when we started this, it looked like it would be a great idea. We have all that funding for rehab, get all that. We were taking some out of public, which then left that amount still in public that somebody could use, correct?

- I believe so, right? When we first started?

- So like, so like initially we'll lose that from the public, but we, the city can still go back and designate other housing as public housing, as a result of those new empty spots created? Does that make sense?

- Previously with the old HUD regulation that's why we just focus on scattered sites.

- No, so, so.

- Kaitlin really wants.

- I think she like really wants.

- Yeah, I think we can make a motion to open the floor for Kaitlin.

- I think she can better answer that question.

- But can I, but this is my question then Kaitlin. So we are taking scattered sites and Mason Manor, and we're gonna do them, we're gonna combine them, great. Taking them out of that, whatever you call it, fair share or whatever that is.

- Faircloth.

- So we go from 204 down to how many?

- 140.

- 140.

- 140, okay, so that difference between 140 and 2004, the city can still use those spots to purchase other and put them in public housing. Oh see that's what I was, I thought we were taking them out so that we would have more movement to take more, to make more public housing in Green Bay.

- I think originally that was our thought concept.

- Right?

- Kaitlin's dying.

- But that's not true. I will make a motion.

- So we're actually losing

- spots that we can't recoup in the fair share or whatever that is.

- Faircloth, correct.

- Yeah, oh.

- Can I, can I make a motion to open the floor?

- We have a motion, is there a second,

- I'll second that.

- We have a motion and a second open the floor. All in favor, signify by saying aye.

- [All] Aye.

- Any opposed? The floor is open.

- Kaitlin, straighten us out, will ya?

- Well, first I went to apologize, right? So when we started talking, this is something that I should have explained upfront, right? 'Cause in my head, you know, I know RAD and I forget that not everyone knows RAD. So there's two separate kinda programs under HUD, right? Where you can do this type of conversion and do rehab for your projects. One is RAD and one is Section 18. So you've always been looking at your scattered sites to go under Section 18, which would preserve your Faircloth units. So you'd be able to kind of remove them from public housing, but still keep them in your Faircloth bucket so that you could replace those units by acquiring or building something new down the road. That's always kind of been in your plan, awesome. So the RAD side, you know, when we started talking to Mason Manor, let's say we were gonna do 100% RAD conversion, all 154 units. Anytime you designate as RAD, those Faircloth units are lost. So it's gone, you've converted, they're removed from public housing. You can't do anything new. And that's one of the drawbacks, I guess, to the RAD program. So when we looked at it, you know, we were like, let's do this 80/20 blend where 80% of our units would convert under Section 18, 20% under RAD, those 20% would be gone. So under our initial plan, we would have lost 31 Faircloth but kept the other 120, whatever that is left. But then, you know, we looked more into that language and if we continued on that path, HUD actually has language doing that closeout blend that you can't develop any Faircloth units, which is obviously not something that you guys want. So we have now scrapped that idea and brought in instead of a closeout blend, this concept of a construction blend. So instead of doing an 80/20 split and Mason Manor, we're now doing a, it would be, 80 is the Section 18, so it would be a 60/40 split, where 60% of our units are converted under Section 18, 40% under RAD. So the drawback is we're gonna lose a few more units under our Faircloth but the positive is that you can still do Mason Manor now, otherwise you'd be waiting to do Mason Manor until you've completed the scattered sites and replaced all of your Faircloth units. Does that help answer? So you're kind of, it's a trade off, but it's probably the best possible trade off to get everything that you wanna get done at Mason Manor, do all of, you know, great number of rehab at the scattered site units plus still provide new units to the city of Green Bay.

- So how do we provide new units, Kaitlin?

- There's a few options. One is called like a mixed income application where you're kind of, you know, there'll become public housing, you can create public housing units, you can still use, you know, tax credits or some other mechanism. I think Ted's gone through that process once with WASA. It's a little bit more of a complicated process. Otherwise you can do, they have something new called Faircloth to RAD, so you can take your Faircloth units and do a RAD transaction right away, which is I think a little bit easier, a little bit more streamlined, but depending on your long-term goals, again, anything with RAD, you're gonna lose Faircloth ability for those units. So that's something that, you know, we probably would wanna start thinking through, once you kind of get this project done and you've got your Faircloth bucket and kind of thinking through, do you wanna acquire, do you wanna build new, is it scattered sites again, is it one building like, you know, and then you'd start getting into those am I doing a mixed finance application, or am I doing this Faircloth to RAD, or how am I creating these units?

- So then in essence, Kaitlin, we can add.

- You can add.

- That's what I, I was scared we were gonna totally lose them all and not be able to add any in. That was my fear. 'Cause I thought originally it was ike, wow, this was great, lookit, we can take us out, but then we could put all these other ones back in because we're, we're just, we have just such a housing shortage in Green Bay, the way it is and it's affordable housing in Green Bay. Yeah, so.

- But we'll be able to keep

- Thank you. 140, Sandy.

- Pardon?

- We'll have 140 units in the public housing bucket.

- Right.

- That as a board we, you know, we will decide if, exactly like Kaitlin had said, how we wanna, how we wanna create public housing. Lotta ways to do that, right?

- That's what, okay.

- units, one unit, 20 units, 100 units.

- Yeah, great. So we'll have ours plus 140 more, no?

- Well, it could, when you say more, it's we have them, we're not losing them.

- Yeah, right, but we have Mason Manor and scattered sites. Let's not talk Mason Manor and scattered sites. Keep them out of the pot. How many more can we add?

- We will still have 140 public housing.

- To add.

- That we can build new.

- Okay.

- It's important up there That's what I needed to know.

- as a concept. Okay.

- And we need to build it

- Oh my gosh. and for them to fund it.

- Could we--

- So the, so super simply, we don't reduce from 140, how many we currently have. This is 140, as opposed to 200. I mean we'd be so, we'd be so lucky. That sounds.

- Yup, no, that's what I mean. I just wanna make sure we're able to do that and that's just not restricted, yep.

- Okay, so, so I just gotta, again, you gotta just slow this down for me, 'cause I, 'cause I put things together. Right now, we're talking about what happens if we combined our RAD with the scattered sites and Mason Manor, it changes, it changes the category we fit in around 204 versus 140 and we're focusing on this 204 versus 140, when are we talking about actually combining our scattered sites and Mason Manor on our RAD, right? 'Cause that that's still a thing we should discuss as a board, right? I mean like that's, that's the component I thought we looked at forever ago and decided against. And is, if Jayme's saying that we, we didn't because of how it was regulated at that time and the regulations have changed. That sounds like HUD is starting to move on some of these likely nationally and they're encouraging it even further than, than what they understood two years ago. So this feels like they're further incentivizing this move for us, is that a unfair conclusion to draw?

- I suppose, with the, the construction means I'm not sure. I mean, I have, I can tell you my personal opinion is that I feel HUD would like to maybe get units out of Faircloth and they're presenting ways to finance projects in public housing to do that.

- Like I think if you went to HUD and tried to do like a Section 18 application on Mason Manor and tried to prove like cost obsolescence or something, they would try and force you into some type of RAD conversion. And to just address your other comment there, there's gonna be two separate applications to HUD and one separate application to LEDA. So you're still gonna have your Section 18 app, that's Jayme's doing, that you guys have all been working on for your scattered sites plus this RAD application, which will be a Section 18/RAD construction blend. That's gonna go to HUD as two separate. But then under LEDA's eyes, under the tax credit program, it's one project.

- Because we're applying for the 4% non-competitive tax credit.

- Oh, yeah, yeah, yeah, yeah, okay, okay.

- And by having it as one project in a tax credit worlds, you know, as the foreman was looking at it and that's why they suggested this is that you could do more rehab because you're combining them instead of doing two separate projects.

- Did you see everybody, Bill, did you see everybody on the call recognizing that Cheryl just like passively slid me and answered to a different question. I'm like, oh, that's right, I'm dummy, yeah, okay, super sorry, I'm in, I'm all in, I'm right on. Yeah, I.

- Well and what's nice is that when we, originally we were talking just Section 18 for scattered sites.

- Yeah.

- We'd need to accumulate, you know, we're gonna be able to charge some higher rents. Tenants stay the same, but we'll get a bigger benefit rent. So we would have to like wait time to accumulate the dollars to put back into the units, right? Because it's not going to happen, blam. Doing it this way, it's all happening. We're fixing up the scattered sites within two years, you know, roofing, siding. We're gonna make them right? Along with Mason Manor. So that's why I'm saying, oh, scary, right? 'Cause it's a lotta new.

- Yeah.

- A lotta project management.

- It's a good thing, right? And we have good, we have good consultant and developer, which is great that we chose these guys, right? 'Cause they know what they're doing and, and this project would be managed. Gorman would manage this project with us, the rehabilitation of the scattered sites. So, you know, we'd probably get like one contractor or a couple, right? So, yeah, it's a big project, but I think it's the best thing for our units, especially because our last remodel was 30 years ago, I think, right? On the units?

- Just about.

- $113,000 per unit, as opposed to $90,000 per unit, right? So Steve, Matt, that's like 20% and that's a big increase. Thanks, Stephanie. I appreciate you acknowledging that.

- Also went from just Mason, so it was just Mason Manor $90,000 and now it's Mason Manor and scattered site at $113,000. So we're adding 48 units of redevelopment plus additional dollars per unit.

- There was never $90,000 per unit for scattered sites under straight Section 18.

- Yeah.

- Just to be clear.

- So total number of pillows increased and total value per pillow increased and that's nuts, yeah. Yeah, I mean that's faster than Steve Math works for anybody, especially in public, but I get it. That's a big, that's a big ask, okay, okay.

- Gavin did, or Trent, did we miss anything in all of this discussion?

- Hold on, no, I think everyone has the right idea. So I think the one thing to acknowledge though, is that, you know, the $90,000 figure that you are talking about, I think, you know, some people have been saying different things about the Faircloth and it's really confusing, but basically like under that $90,000 assumption that assumes that you are closing out the public housing program and that there will be zero units in the Faircloth after that conversion. And you wouldn't be touching the scattered sites, but I guess this solution, obviously like y'all alluded to increases like the number of units you're doing rehab on, it increases the per unit rehab dollars and it preserves the maximum number of Faircloth units. So you go from $90,000 of rehab on 154 units and zero units in your Faircloth to significantly higher rehab dollars per unit, a hundred, and on 102 units and 142 units in your Faircloth, I think. So it's really just it's, it's really just those, those scattered site rents. Because those are all gonna be vouchers, you know, are significantly higher than the one better RAD and Section 18 rents in Mason Manor. So it was just, yeah, but otherwise I think, I think everyone has arrived at a theoretic or like the correct I'm hearing, I think.

- To quantify your numbers, Steve, we're looking at about 13 million originally with the new numbers and the new units, we're looking at 23 million. So that's a $9 million increase.

- Woof, okay, right on that's.

- Any other questions? Before we move to close?

- I'm just happy we're able to get more units.

- Before we move to close the floor?

- Sorry, Bill

- That's all right, that's all right. We wanna get everybody's questions answered.

- Yes, yes, better more questions than. I'd rather have the discussion.

- Any more, any more questions? All right, then is there a motion to close the floor?

- I'll make that motion.

- All right and I will second. All in favor of closure of the floor signify by saying aye.

- [All] Aye.

- Aye.

- All right, any opposed? Motion carries, we are back into regular order of business. So we are at consideration with possible action. Approving the development plan for the RAD submission for the redevelopment of Mason Manor and scattered site housing. That looks to me like we need a motion to approve.

- So can I, can I make a motion with the caveat that we have a resolution to acknowledge that we reduce our Faircloth, blah, blah, blah. From 204 to 140?

- I will second that. All right, so any further questions on this before we act?

- Just is it fair claw, cost, what? How do you spell the word?

- It's Faircloth. It's like two words together, Faircloth.

- So C-L-O-T-H or C-L?

- Yes. Okay, so Faircloth like a piece of fabric, okay.

- I think it's the last name of someone, a Senator or.

- Is it, it's not an acronym? I'm so proud of you guys. That's awesome.

- It is not. That is awesome

- I was trying to think of what the acronym might be. And I was getting nowhere with it and my mind was starting to hurt. So, all right, so we've got a motion on the floor and a second for approval. All in favor of approval of this redevelopment of Mason Manor and scattered site housing under a RAD submission signify by saying aye.

- [All] Aye.

- Aye.

- Any opposed? Hearing none, the motion carries. Thank you very much, Cheryl, and everybody else. Now Cheryl's gonna have to take a sigh and start really going to work

- Yeah, thank you, keep us posted, Kaitlin, Trent, Gavin, if we need to do anything but otherwise proceed.

- Yeah, super thankful for your input.

- Yes, thank you very much.

- Thank you.

- All right, moving on to item number two under regular business, and that is consideration with possible action regarding flat rate rents and utility allowances to be effective, January 1 of 2022. Scary we're talking about 2022 already but here we go.

- All right, so I bring this to the board every year. Historically HUD publishes their flat rate rents around October and we have to analyze 'em , look at 'em, and see how we want to proceed with our 2022 flat rents. Historically we've always adopted Brown County's/Integrated Community Solutions' utility reimbursement chart. So I don't know how but HUD said for Brown County, no other surrounding counties, our rents decreased. Where if you're in the rental market or looking rents have significantly increased in our community. So they've decreased 1-5% depending on the bedroom size in our community in, as you know, line testing has significantly increased. So historically in the past, we've always adopted 80% of the fair market rent that HUD has published. However, to stay competable, comparable and competitive, I've looked at Brown County's voucher payment standards, 100% rent guaranteed. So I have re-did the utility allowances to match them and then put our rents at the voucher payment standards, which is roughly around 90 to 95% of the HUD approved fair market rents. Like I said, we've historically stayed at 80%, but I think with the market, we need to increase it. I have reached out to a few other public housing authorities in Brown County and they are taking a hundred percent of the fair market rents, so my motion or request is to approve the new proposed rents and utility allowances for 2022 Yeah let me know if you have any questions. It's a lot of comparing, looking, what are we allowed to do?

- Jayme, what does this mean for our tenants?

- So we have a few that pay the flat rate rent because 30% of their income is more than the flat rate rent. So if their rent increases more than 25%, they will be phased in. However, we do not have any tenants at Mason Manor or scattered sites that it would be 25% more of their rent. So it, ya know what our contracted rents will be, tenants will always still pay 30% of their rent unless 30% of their income is more than the contracted rent amount.

- Okay We don't have many of those tenants that for some reason their income has become higher.

- Correct, yep, so tenants will remain, continue to pay 30% of their income. I don't know if everybody saw Stephanie's message or just she sent it to me, but Brown County is appealing HUD's decision of the voucher payment standards because they are so low. Like I said, Brown County is the only one that decreased where all of our surrounding counties have increased. So they are appealing those amounts.

- Well, that's a lot to unpack, Jayme, hold on a second.

- Yes.

- You are making, you are making this request because they redid the values assigned to us or?

- Yep, so every year HUD publishes fair market rents for your area.

- Yep.

- So every year we have to reevaluate our utility allowances and our flat rate rents.

- Okay, and we're doing that with, the understanding that they just pulled the wool out of some of it, which Brown County is appealing. Are, is that something we should also entertain?

- We do not have voucher payment standards, so we wouldn't be in like the party to fight it. Yep, 'cause they're, they're Section 8 and we're Public Housing.

- Okay, I see.

- But really what's happening with the lowering of that rent, if I'm right, Jayme, is that our tenants are paying the same 30, but we're not getting a subsidy. That difference subsidy from the federal government is less 'cause they have determined the rents are lower.

- Right, right, yeah.

- So, unfairly they're, right? And we use that for capital improvements and right. So we want those rents to be fair.

- Yeah.

- In the county because, ya know, we're competing and we also need the difference between that tenants 30% and the top of that rent line to use that pool of money for PAC improvements.

- Huh, Sandy, Bill, Erin?

- Yeah.

- I under, I get it, I can get it.

- I get it.

- And without like, so if we go project-based vouchers on our scattered sites and Mason Manor, we automatically get 110% of the fair market rents. So our rents will increase, we'll make more money, because we're guaranteed that 70% subsidy, guaranteed it, so that's fine too. So that's even more money that the GBHA could potentially make in the future.

- Okay, all right, thank you, Stephanie. Okay, Jayme. All right, any questions? All right, is there a motion to approve?

- I motion that approval.

- And I will second. All right, so we have a motion and a second, any further discussion or questions or need for clarification?

- Sorry, I'm lacking.

- All right, all right, so I've got a motion and a second, no further questions, all in favor of the motion please signify by saying aye.

- [All] Aye.

- Any opposed? Motion carries. All right, now we move on to the informal part of our agenda and that is GBHA GBHA bills, Stephanie, the floor is yours.

- All right, those were in your packet. As I had alluded to last month, there was a check sent to Liberty Title, an abstract for those, I don't know they were.

- Title commitments.

- Title commitments for our scattered sites.

- Yep.

- So that's actually in there if you see it. So, but we had talked about it last time. Otherwise there's really nothing else exciting. In November though, we did have the final payment go out to the Broadway Lofts project finally. So that is, should be all wrapped up with that project then. And then we'll just wait for our payments to come back in.

- Okay, all right, any questions? Hearing none, we will move on to the financial report.

- I'm fighting my mouse here. Okay that was in your packet also. I don't know if there's any questions on that?

- Nope, none on my end.

- Okay, I don't have any questions. I just got my final audit report so that should be coming either in December or January. Whichever time we have a meeting,

- Okay.

- Which'll give you our year-end wrap up for last year.

- All right, very good, thank you. Again, any questions for Stephanie? Hearing none, we will then move on and do the Langen Report

- So that is in your packet. There's nothing crazy to report. Just typical backgrounds for applications coming on top of the waiting list.

- Yep, great, all right, any questions for Jayme on the Langen Report?

- Hearing none, then we'll move on to the director's report.

- Well, staff has been a little busy working through some very complicated matters for housing authority stuff, but I can tell you that we have an RFQ out to three attorneys that we found that specialize in RAD/Section 18 blend work. Our law department is working with us on that. So we sent those requests out for proposals this week. So we should get a response on like hourly wages, that kinda stuff.

- So that's a new acronym.

- I'm sorry, which one?

- RFQ, I've heard of RFP but not RFQs.

- Request for qualifications.

- Oh, gotcha, okay, thank you.

- So we had hoped there might've been someone in our, in the law department pool of attorneys that they contract out with that had experience but we didn't have any. So we're gonna have to go out and find that, which is okay, that's fine. We want somebody who's gonna make sure they represent the GBHA. And then an update on of high, we had a public hearing, we had three attend that were all in support of the housing on campus. And then I think the next step is that they're gonna be going to the Plan Commission maybe? And then after that Plan Commission it's I think council and financing will be done, hopefully. So we'll know maybe more next year to see where they're at. I think there's, this isn't a done deal. 'Cause I think they still need to do numbers and all that kinda fun stuff. So hopefully it will move forward but that's what I know.

- Okay, anything further for the director's report? I just wanna jump in here, a little off topic, but many, well, several years ago, GBHA and Brown County used to be pretty merged together and do a lotta things together. And in that process, thanks to Keith Pamperin, I got involved in doing the legal work for Brown County on the Section 8 housing fraud violations. And one of the big cases we had several years ago, as Stephanie might remember some of this, was a lady we actually took her to trial and she appealed, it went up to the court of appeals and we won at the court of appeals. Lady's name was Dominique Wilson. I don't know if you saw in the paper yesterday, Dominique was the lady that was shot and killed at the gas station down the street here.

- Oh my God.

- Same Dominique Wilson.

- Oh my God.

- Oh.

- Bill, I feel I worked with you on that case.

- Yes.

- Like when 10 years ago when I was at Brown County like.

- Yes.

- Oh my gosh.

- Gosh.

- So that was the lady that, and I just saw it in the paper. I saw it in the paper last night. That, that, I mean, she looks different 'cause she had a very nice picture of her in the paper. She had blonde hair, but that was the same, same lady, Dominique Wilson.

- Wow.

- So, so anyway, just this little diversion off topic here, but yeah.

- Yeah, yeah thanks, thanks Bill.

- Yeah, what a downer.

- Downer Bill, here, but just wanted to let you know it was the same lady. 'Cause some of us like Jayme and I think Stephanie, you might've been involved back in those days too.

- Yeah.

- Cheryl, I don't know if, yeah. But so we all dealt with this lady in her appeal and we went to trial twice and we had had a fairly lengthy appeal process.

- And who ended up winning?

- So anyway that's.

- We did, we did, the housing authority did. Brown County Housing Authority. I don't know if she ever paid off her judgment, but I don't think it's gonna happen now. Not to be facetious about it, but anyway. So all right, moving on and we'll move on to the occupancy report, Jayme?

- Okay, oop, what'd I do? So that's in your packet. Like I mentioned last month, October and November, we're very busy with us for move-outs. We have been doing our due diligence to, in some of these units. Some of them have were longer tenancy tenants so we have painting, carpeting, more than normal repairs, but we are filling them and moving on and you know, stars like usual.

- Okay, any questions? Looking good but, ya know, keep it up. Keep working at it. All right. Now I think, if there's no questions, we're looking at item number six which is the next date for our next meeting is December 16, 2021. And we are ready for adjournment. So is there a motion? Oh yes, Cheryl.

- So I'm thinking, Bill, do we wanna adjourn this meeting and then just start the next meeting, which is the GBHI Properties One, Inc?

- Yes.

- Okay.

- So don't anybody leave.

- Just stay in this Zoom then. Don't click off.

- Oh, I forgot.

- It'll be fast.

- Forgot all about that piece. I'm like, what are you talking about? Should I just jump off?

- No, no don't jump off, stay with us.

- So good thing you said that, Bill.

- Yeah, stay, well no, it was Cheryl reminded me. I had my note here about it, but it's buried under some papers, so I probably would've logged off too.

- So I'll make a motion to adjourn.

- All right. And then just for the public record on this part of it, let's all have a happy and safe Thanksgiving. And then is there, so all in favor of adjournment. No, I'll second the motion to adjourn. And so all in favor of adjournment, signify by saying aye.

- [All] Aye.

- Any opposed, all right.